

CITY OF ALAMEDA PLANNING BOARD
DRAFT RESOLUTION

A RESOLUTION OF THE CITY OF ALAMEDA PLANNING BOARD RECOMMENDING THAT THE CITY COUNCIL ENDORSE THE GENERAL PLAN AND HOUSING ELEMENT ANNUAL REPORT FOR 2018, ENDORSE THE 2019 WORK PROGRAM PRIORITIES, AND ADOPT THE RECOMMENDED LAND USE ELEMENT TEXT AMENDMENTS TO ENSURE CONSISTENCY BETWEEN THE LAND USE ELEMENT AND HOUSING ELEMENT.

WHEREAS, the City of Alameda is required to maintain an up to date and internally consistent General Plan; and

WHEREAS, the City of Alameda regularly reviews its General Plan to ensure that the document is up to date and internally consistent; and

WHEREAS, Land Use Element Section 2.2 was reviewed by the Planning Board and found to be inconsistent with the Housing Element and State Housing Law as described in the November 13, 2018 staff report; and

WHEREAS, Land Use Element Section 2.3 was reviewed by the Planning Board and found to be out of date as described in the November 13, 2018 staff report; and

WHEREAS, the Planning Board held a duly noticed public hearing on November 13, 2018 and February 11, 2019, and examined all submitted materials and public comments.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board endorses the General Plan Annual Report and 2019 Work Priorities; and

NOW THEREFORE BE IT RESOLVED that the Planning Board makes the following findings:

1. **California Environmental Quality Act.** The proposed amendments are statutorily exempt from further review under the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3), the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The proposed amendments do not establish new General Plan policies that could cause an effect on the environment. They simply eliminate out of date information and language from the 1991 Land Use Element that conflicts with language within the 2014 Housing Element; therefore the proposed amendments do not establish new land use policy that could have a new significant impact on the environment
2. **The General Plan Land Use Element Amendments relate favorably to the General Plan.** The proposed amendments ensure internal consistency with state housing law and the 2014 Housing Element that was certified by the State of California as being compliant with state law.
3. **The General Plan Land Use Element Amendments support the general welfare of the community.** The proposed amendments ensure for an internally consistent, up-to-date Land Use Element and General Plan which is required by the California Government Code and

supports the general welfare of the community by ensuring consistent decision-making by the City of Alameda.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Board recommends that the City Council amend Section 2.2 Land Use Classifications introductory section and the descriptions of the Residential, Specified Mixed Use, and Business Park classifications as follows. Unchanged Land Use Element text is shown in plain Arial font. Proposed deletions to Land Use Element text are shown in ~~striketrough Arial font~~. Proposed additions to Land Use Element text are in single-underline Arial font.

Section 1: Land Use Element Section 2.2 LAND USE CLASSIFICATIONS shall be amended as follows:

The classifications are adopted as General Plan policy and are intentionally broad enough to avoid duplication of the City's zoning regulations. More than one zoning district may be consistent with a single General Plan use category. The development standards for a specific property are determined by the property's zoning district regulations. The General Plan Diagram illustrates the general distribution and location of different land uses within the city. The zoning district regulations shall be consistent with the General Plan Diagram. For the purpose of the General Plan land use classifications, residential land use density is described as a ratio of units per acre. Commercial density is described as the gross floor area permitted divided by the size of the site or "floor area ratio".

~~For most uses, a maximum permitted rate of gross floor area to site area is specified. The floor area ratio (FAR) is a broad control of building bulk that limits both visual prominence and traffic generated.~~

Section 2. The Residential Land Use Classification shall be amended as follows:

RESIDENTIAL

~~Because very little land subdivision is expected, residential densities are expressed in housing units per net acre, exclusive of land used or to be used for public or private streets. Where new streets will be needed, the land area to be occupied by streets is to be subtracted before calculating density or ratio of floor area to site area. Densities within the ranges listed below are used to calculate probable housing unit increases in Tables 2-1, 2-3 and 2-6. Densities used to estimate future additions do not establish entitlement to a specific number of housing units or amount of floor area.~~

~~**Low-Density Residential:** Single-family detached units. New units typically will be on 5,000 square foot, or larger, lots, or in planned unit developments not to exceed 8.7 units per net acre. Density range: 4.5 to 8.7 units per net acre. Secondary dwelling units discussed in Section 65852.2 of the Government Code of the State of California are also permitted, and are not limited by this density range.~~

~~**Medium-Density Residential:** Two family or one family units. Medium-density residential development will provide at least 2,000 square feet of site area per unit. Existing densities~~

~~range up to 70 units per net acre on blocks with mixed single- and units. Density range for additional units: 8.8 to 21.8 units per net acre. Projects of five or more units with 20 percent of the units affordable to lower-income households earn a state-mandated density bonus permitting up to 26.1 units per net acre. Congregate housing and single room occupancy facilities would be permitted and their density would be regulated by the bulk standards (setbacks, height, lot coverage) in each zoning classification.~~

Measure A Exception: ~~The City Council agreed in the Settlement Agreement on the Guyton vs. City of Alameda case that Section 26-2 of the City Charter allows the Alameda Housing Authority to replace, with multifamily housing, 325 low cost housing units. Three hundred and twenty five represents the number of low cost units lost when the former Buena Vista Apartments were converted to Bridgeport Apartments. The City agreed that the 325 units of multifamily housing can be built at densities allowed as of January 1, 1990, even if Zoning and General Plan changes are subsequently adopted which reduce allowable densities~~

RESIDENTIAL

Low-Density Residential: The Low-Density Residential land use classification identifies existing residential neighborhoods that are characterized primarily by single family detached units. These neighborhoods may also include accessory dwelling units, parks, schools, religious institutions and other nonresidential uses that serve the community. Existing residential density in these neighborhoods is typically 4 to 9 units per acre.

Medium-Density Residential: The Medium-Density Residential land use classification identifies existing residential and mixed use neighborhoods that are characterized by a mix of single family, multifamily, and community serving uses. These neighborhoods may also include parks, schools, religious institutions and other nonresidential uses that serve the community. In neighborhoods near Park Street and Webster Street, Medium-Density Residential areas may include small office buildings, medical clinics, assisted living facilities. Existing residential density in these neighborhoods range from 9 to 70 units per acre.

Section 3. The Specified Mixed Use Land Use Classification shall be amended as follows:

SPECIFIED MIXED USE

~~Nine areas designated on the General Plan Diagram are to have combinations of uses specified to implement General Plan policies. Development programs that include limitations on development intensity are described in Sections 2.6. (See Table 2-1.) The Specified Mixed Use Areas labeled on the General Plan Diagram are:~~

- ~~MU1 — Island Auto Movie~~
- ~~MU2 — Mariner Square~~
- ~~MU3 — Ballena Isle~~
- ~~MU4 — Northern Waterfront (Grand Street to Willow Street)~~
- ~~MU5 — Northern Waterfront (Willow Street to Oak Street)~~
- ~~MU6 — Northern Waterfront (Sherman to Grand)~~
- ~~MU7 — Catellus Mixed Use Commercial~~
- ~~AP1 — Alameda Point Civic Core~~
- ~~AP2 — Alameda Point Inner Harbor~~

SPECIFIED MIXED USE

The Specified Mixed Use land use classification identifies areas that are intended for a mix of commercial, residential and open space uses that are specified in a master plan. Existing residential densities in these areas range from 10 to 30 units per acre and commercial development typically reflects a floor area ratio of 0.25 to 2.0.

Section 4. The Business Park Use Land Use Classification shall be amended as follows:

BUSINESS PARK

~~Harbor Bay Business Park and portions of Marina Village consist primarily of offices, but also may include research and development space, manufacturing, and distribution. Harbor Bay plans include a small amount of retail space and a conference-oriented hotel. Maximum FAR is .5, with increases up to a maximum of 2 permitted, proportional to the amount of required parking enclosed in a structure.~~

BUSINESS PARK

The Business Park land use classification identifies areas for business development including but not limited to offices, research and development space, hotels, manufacturing, and distribution uses. These business park areas are characterized by mostly two to four story buildings with surface parking with a floor area ration of between 0.25 and 2.0. Within the Harbor Bay Business Park, the maximum FAR for new development located on waterfront properties located adjacent to Shoreline Park between 3195 McCartney and 1660 Harbor Bay Parkway shall be limited to an FAR of 0.5, with increases up to a maximum of 2 permitted, proportional to the amount of required parking enclosed in a structure.

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