

CITY OF ALAMEDA PLANNING BOARD
DRAFT RESOLUTION

A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF ALAMEDA ADOPTING
AN ADDENDUM TO THE CITYWIDE DESIGN REVIEW MANUAL COMPRISING
OBJECTIVE DESIGN REVIEW STANDARDS FOR MULTIFAMILY RESIDENTIAL
DEVELOPMENT

WHEREAS, statewide housing legislation, such as Senate Bill (SB) 35, took effect as of January 1, 2018, in response to California's critical housing shortage and the need to process development applications quickly without need for discretionary design review; and

WHEREAS, such housing legislation provides eligible multifamily residential projects with a streamlined, ministerial approval process provided the developer satisfies certain requirements, including the provision of 50% affordable housing units and the payment of prevailing wages, among other criteria; and

WHEREAS, such statewide housing legislation clarifies that any design review requirements at the local level for projects eligible for the new streamlined process must be objective and "strictly focused on assessing compliance with criteria required for streamlined projects, as well as any reasonable objective design standards"; and

WHEREAS, an addendum to the Citywide Design Review Manual ("DRGs") has been developed to create such objective design review standards ("Standards") that will be applicable to all future multi-family residential development in the City as mandatory standards for all qualifying projects seeking streamlined, ministerial review under state law; and

WHEREAS, the Standards primarily consist of design guidelines already contained in adopted City planning documents, and the Standards will complement the existing Citywide Design Review Manual and be applicable to all multi-family residential projects in furtherance of the goals, policies, and actions of the General Plan, which encourage high quality design and the quality of life that an enhanced built environment fosters; and

WHEREAS, for any developer of a qualifying project seeking exceptions to these Objective Design Review Standards, the City's existing discretionary design review process is available; and

WHEREAS, on September 23, 2019, the Planning Board held a public hearing and took testimony in consideration of adoption of the addendum to the Citywide Design

Review Manual comprising Objective Design Review Standards for multifamily developments.

NOW, THEREFORE BE IT RESOLVED, the Planning Board finds the adoption of an addendum to the Citywide Design Review Manual consisting of objective design review standards is exempt from CEQA, pursuant to CEQA Guidelines section 15061(b)(3), because it can be seen with certainty that there is no possibility that this action may have a significant impact on the environment. As an independent and separate basis, the Planning Board finds the adoption of objective design review standards is exempt from CEQA pursuant to CEQA Guidelines section 15183, projects consistent with a community plan, general plan or zoning.

BE IT FURTHER RESOLVED, the Planning Board of the City of Alameda hereby adopts this resolution approving an addendum to the Citywide Design Review Manual consisting of the Objective Design Review Standards, subject to the following conditions:

1. Effective Date. This resolution shall take effect immediately upon its adoption.
2. Additions and Deletions. Any future substantial amendments to the Objective Design Review Standards shall be presented to the Planning Board for consideration. Substantial amendments shall mean any additions or deletions of the standards.
3. Revisions by Planning Director. The Planning Board hereby delegates responsibility to the Planning Director, or his/her designee, to make miscellaneous minor administrative, clarifying, and technical revisions that facilitate implementation of the adopted standards. Examples of such revisions include word substitutions for clarification purposes, use of graphics, formatting, and other typographical changes that do not alter the meaning or purpose of any particular standard.

NOTICE. No judicial proceedings subject to review pursuant to California Code of Civil Procedure Section 1094.5 may be prosecuted more than ninety (90) days following the date of this decision plus extensions authorized by California Code of Civil Procedure Section 1094.6

The decision of the Planning Board shall be final unless appealed to the City Council, in writing and within ten (10) days of the decision, by filing with the Planning, Building, and Transportation Department a written notice of appeal stating the basis of appeal and paying the required fees.

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