

CITY OF ALAMEDA PLANNING BOARD  
**DRAFT RESOLUTION**

A RESOLUTION OF THE CITY OF ALAMEDA PLANNING BOARD RECOMMENDING THAT THE CITY COUNCIL ADOPT THE MITIGATED NEGATIVE DECLARATION AND REZONE THE PROPERTY AT 2350 FIFTH STREET FROM MIXED USE (MX) TO NEIGHBORHOOD RESIDENTIAL (R-4) TO ALLOW FOR RESIDENTIAL USE OF THE PROPERTY (PLN 20-0100)

WHEREAS, the property at 2350 Fifth Street is designated for Medium Density Residential in the Alameda General Plan; and

WHEREAS, the proposed rezoning of the property from MX Mixed Use to R-4 Neighborhood Residential is consistent with the General Plan designation; and

WHEREAS, the City prepared a draft Mitigated Negative Declaration (MND) which considers the potential environmental impacts of the residential use of the property; and

WHEREAS, the Planning Board held a duly noticed public hearing to receive public testimony on the proposed rezoning and the Mitigated Negative Declaration on September 28, 2020, examined pertinent documents, and considered the testimony and written comments received.

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

1. **California Environmental Quality Act.** The City of Alameda, as the lead agency under the California Environmental Quality Act (CEQA), prepared a draft Mitigated Negative Declaration for the project. The Mitigated Negative Declaration considers the potential environmental impacts of the residential use of the property including the potential impacts of future actions by a property owner to construct new buildings. The Mitigated Negative Declaration finds that some construction activities may result in some potentially significant temporary impacts, but that all of the potential impacts can be mitigated to a level of less than significant through standard construction mitigations.
2. **General Plan Conformity (Government Code Section 65402):** The proposed location, purpose and extent of the disposition of the property for residential use and the proposed R-4 Neighborhood Residential Zoning District is in conformity with the General Plan Medium Density Residential Use.
3. **The amendment maintains the integrity of the General Plan.** The proposed residential zoning designation is consistent with the underlying Medium Density General Plan designation for the property.
4. **The amendment will support the general welfare of the community.** The proposed zoning text amendment will facilitate the development of housing during a regional and local housing crises and support the general welfare of the community by establishing clear standards for the future residential use of a small parcel once owned by the

Exhibit 2

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Federal Government in a manner that is compatible with the adjacent residential and institutional uses.

5. **The amendment is equitable.** The proposed zoning amendment is equitable in that it establishes appropriate processes and procedures for the review of any future development of the subject property to ensure compatibility with adjacent land use and consistent with the procedures and processes that are followed by other owners of property zoned with the same zoning designation; and

BE IT FURTHER RESOLVED that the Planning Board recommends that the City Council adopt the Draft Mitigated Negative Declaration and the draft Ordinance rezoning the property to Neighborhood Residential (R-4).

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