

PLANNING BOARD DRAFT RESOLUTION

A RESOLUTION RECOMMENDING THAT THE ALAMEDA CITY COUNCIL APPROVE AN ENCINAL TERMINALS TIDELANDS EXCHANGE TO RECONFIGURE THE PROPERTIES LOCATED AT THE ENCINAL TERMINALS SITE LOCATED AT 1521 BUENA VISTA AVENUE TO FACILTATE THE CONSTRUCTION OF HOUSING ON THE SITE IN SUPPORT OF CITY OF ALAMEDA HOUSING ELEMENT OBLIGATIONS.

WHEREAS, the Encinal Terminals site is designated as a multifamily housing opportunity site in the City of Alameda General Plan Housing Element; and

WHEREAS, North Waterfront Cove, LLC (“the Developer”) owns approximately 16.73 acres of real property commonly known as the Encinal Terminals site, with an address of 1521 Buena Vista Avenue, City of Alameda, County of Alameda (APN 072-0382-001, -002, and 72-0383-03); and

WHEREAS, the City of Alameda (“the City”) owns approximately 6.4 acres of real property in trust for the State of California within the center of the Encinal Terminals site (APN 072-0382-009); and

WHEREAS, the configuration of the City property is preventing the viable development of the site for residential use consistent with the General Plan and in support of the City’s Housing Element; and

WHEREAS, the redevelopment of the site for housing is critically important to the City of Alameda’s ability to meet its regional housing needs under State Law; and

WHEREAS, the Tidelands Exchange is critical to facilitate development of the property for housing consistent with General Plan and site zoning designations; and

WHEREAS, On December 19, 2017, the City Council adopted Resolution No. 15337 certifying the Final Focused Supplemental Environmental Impact Report (EIR) (State Clearinghouse No. 2016042076) for the redevelopment of the property with a Tidelands Exchange.

NOW THEREFORE BE IT RESOLVED that the City of Alameda Planning Board recommends that the City of Alameda City Council reconsider and approve a Tidelands Exchange Agreement to facilitate the construction of 589 units of housing on the Encinal Terminals site, in support of City of Alameda Housing Element 2023-2031 regional housing obligations.