

CITY OF ALAMEDA PLANNING BOARD

DRAFT RESOLUTION

RECOMMENDING TO CITY COUNCIL THAT IT ADOPT AMENDMENTS TO THE ALAMEDA MUNICIPAL CODE AT SECTIONS 30-5.18, TO AMEND PROVISIONS RELATING TO ACCESSORY DWELLING UNITS TO CREATE A NEW SECTION REGULATING CONDOMINIUM CONVERSION OF ACCESSORY DWELLING UNITS AND UPDATE DEVELOPMENT STANDARDS AND COMPLY WITH STATE LAW; AND FIND THAT THE AMENDMENTS ARE EXEMPT FROM ENVIRONMENTAL REVIEW

WHEREAS, on July 5, 2017, the City Council adopted a new municipal code section, 30-5.18 - Accessory Dwelling Units, intended to implement the City's General Plan Housing Element policies regarding reducing barriers for new accessory dwellings and encouraging new accessory units through the conversion of accessory buildings, and such programs remain in place in the current Housing Element, including provisions requiring annual reporting and review for recommended changes to the ordinance; and

WHEREAS, the Planning Board held a duly noticed public hearing on May 11, 2026 to conduct a study session on the proposed amendments regarding accessory dwelling units and condominium conversion, and provided feedback to staff on revisions to the draft amendments to be made before a recommendation to City Council; and

WHEREAS, the Planning Board held a duly noticed public hearing on June 22, 2026, to consider the revised amendments and CEQA determination, and received testimony related to the proposed amendments regarding accessory dwelling units and condominium conversion, and made a recommendation to the City Council to adopt the revised amendments.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Alameda, as follows:

- 1. The amendments maintain the integrity of the General Plan.** The proposed amendments are consistent with the City of Alameda's General Plan, Land Use Element policies which commit the City to prioritizing the use of limited land in Alameda for residential purposes by optimizing the number of housing units allowed on each acre of residentially zoned land, which is facilitated by the proposed zoning text amendments.
- 2. The amendments will support the general welfare of the community.** The proposed amendments provide a better-defined set of regulations for accessory dwelling unit development standards and creates new regulations to allow condominium conversion while maintaining consistency with other applicable laws and regulations.
- 3. The amendments are equitable.** The proposed amendments are equitable in that they will apply broadly to the entire community, and are intended to clarify some existing

regulations so that the community is able to be informed and participate in the decision-making process.

4. The amendments are exempt from the California Environmental Quality Act. The proposed amendments are exempt from the requirements of CEQA pursuant to Public Resource Code section 21080.17 and CEQA Guidelines Section 15061(b)(3), which exempts an action where it can be seen with certainty that the proposed project will not have a significant effect on the environment. Amending the zoning code for the purpose of greater clarity and internal consistency will not result in any identifiable physical impacts, and the text amendments relate to legally existing or proposed uses and buildings, and a permit would be required for a project to apply these standards, at which time project specific impacts would be considered under separate environmental review.

5. The amendments are hereby recommended to the City Council for adoption, as presented in Exhibit A.

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