

ITEM 8-B

PLANNING BOARD STAFF REPORT

DATE: July 13, 2009

TO: HONORABLE PRESIDENT AND MEMBERS OF THE
PLANNING BOARD

FROM: Simone Wolter, Planner I
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APPLICATIONS: **Conformance Rezoning – Applicant: City of Alameda:**

PLN09-0110 - 1913 Sherman Street (APN 074-0906-031-08) A rezoning of a 1.9 acre property from M-1-PD, Intermediate Industrial (Manufacturing) Planned Development District, to R-2-PD, Two Family Residence Planned Development District.

PLN09-0112 – 1590 and 1616 Fortmann Way (APN 072-0231-018-00) / PLN09-0116 – 2015 and 2025 Grand Street (APN 072-0381-002-00 and 072-0381-001-00) A rezoning of three parcels from M-2, General Industrial (Manufacturing) District, to R-4-PD, Neighborhood Residential Planned Development District.

PLN09-0113 – 2201 Clement Avenue (APN 071-0289-004-00) / PLN09-0114 – 2189 Clement Avenue (APN 071-0289-007-03) A rezoning of two separate parcels totaling approximately five acres from M-2, General Industrial (Manufacturing) District, to R-2-PD, Two Family Planned Development Residence District.

PLN09-0115 – 2100 Clement Avenue and 1924 Willow Street (APN 071-0228-001-02) A rezoning of a 2.7 acre parcel from M-1, Intermediate Industrial (Manufacturing) District, to R-2-PD, Two Family Planned Development Residence District.

BACKGROUND

The City of Alameda is updating the Housing Element of the General Plan for the planning period 2007-2014. State Government Code Section 65583(c)(1) requires that the City maintain residential zoning on sites identified in the Housing Element as suitable for housing development. Staff is recommending that the City rezone seven parcels to ensure that the City zoning map conforms to the City’s housing policies in the General Plan and Housing Element. The seven parcels described in this report include:

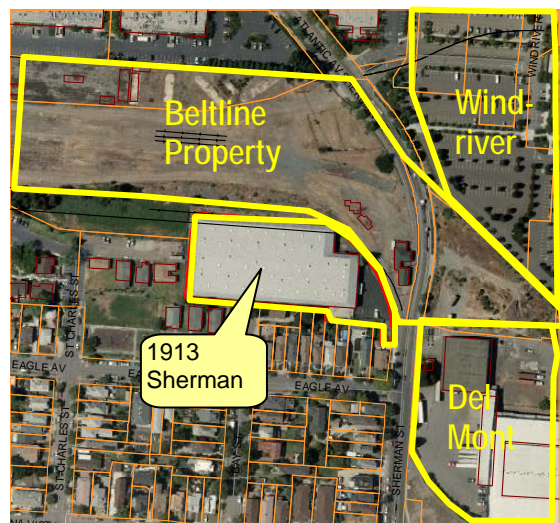
Assessors Parcel Number	Address	General Plan Designation	Present Zoning
074-0906-031-08	1913 Sherman St.	Medium Density Residential	M-1-PD Intermediate Industrial (Manufacturing) Planned Development District
072-0381-002-00 072-0381-001-00 072-0231-018-00	2015/2025 Grand St. and 1590/1616 Fortmann Way	Mixed Use-6	M-2 General Industrial (Manufacturing) District
071-0289-007-03 071-0289-004-00	2189/2201 Clement Ave	Mixed Use -5	M-2 General Industrial (Manufacturing) District
071-0228-001-02	2100 Clement Ave/1924 Willow St.	Mixed Use -5	M-1 Intermediate Industrial (Manufacturing) District

ANALYSIS

1913 SHERMAN STREET

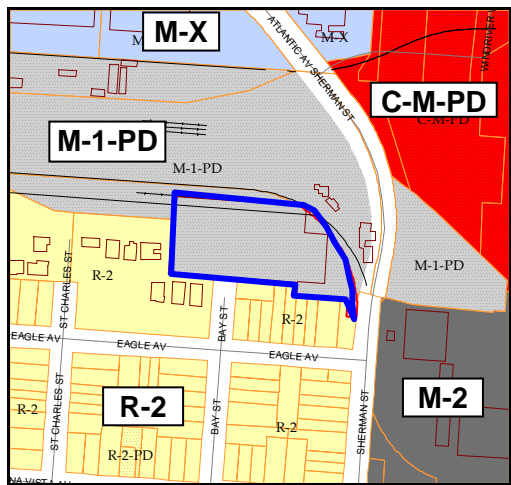
The subject property (APN# 074-0906-031-08) is a 1.9 acre site located north of Eagle Avenue, west of Sherman Street and south of the former Beltline property. The property is adjacent to a neighborhood of one- and two-family homes and is currently occupied by a self-storage facility.

The site is currently zoned M-1-PD, Intermediate Industrial (Manufacturing) Planned Development District. In 2007, the Northern Waterfront General Plan Amendment designated this property Medium Density Residential, which allows for one- and two-family residential

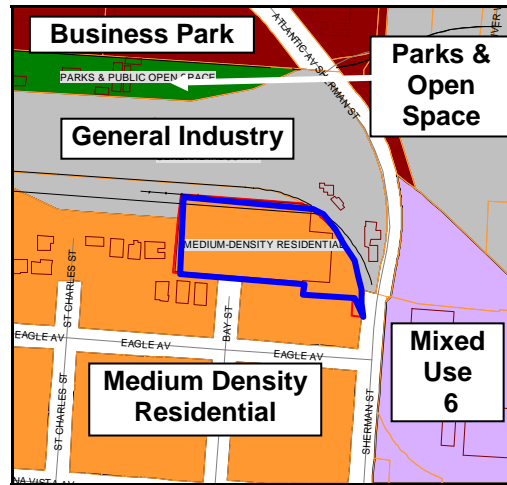


buildings consistent with the character of the adjacent neighborhood.. The M-1-PD zoning allows manufacturing, commercial, and other similar uses but prohibits residential use.

Staff is recommending that the site be rezoned from M-1-PD Intermediate Industrial (Manufacturing) District with a Planned Development overlay to a R-2, Two Family Residence Planned Development District with a Planned Development overlay. The R-2 residential zoning district allows one and two family homes which would complement the adjacent neighborhood to the south of the property. The PD overlay will allow for flexibility in site design and the configuration of future homes on the site. This flexibility is recommended as a means to address the neighborhood's concerns about the impact of the redevelopment of the site on the neighborhood's quality of life. During the 2007 Northern Waterfront General Plan amendment, the neighborhood requested that all access to the new development be provided from Sherman Street as opposed to Bay Street. Accommodating this request will require creative site and access design. The PD overlay will provide some flexibility to accommodate a unique site plan that addresses neighbor concerns.



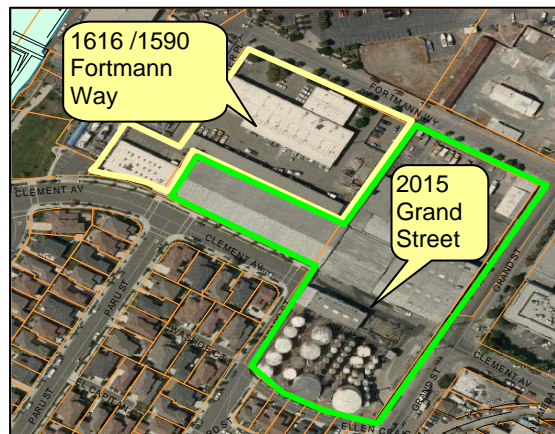
Existing Zoning Map



General Plan Diagram

2015/2025 GRAND STREET & 1519/1616 FORTMANN WAY

These properties are occupied by the City of Alameda maintenance yard and Animal Shelter and Shell (formerly Pennzoil). The "Pennzoil site" distributes and stores petroleum based products. The properties are located between the recently approved Grand Marina residential project which will include 40 single family homes and the Marina Cove residential project that includes approximately 75 homes. The City



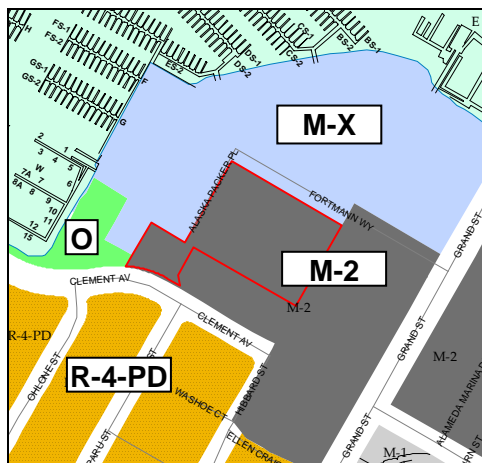
owned property (APN# 072-038-101-800) is approximately 2.1 acres. The Shell owned properties (APN# 072-0381-002-00 and 072-0381-001-00) are approximately 4.14 acres.

In 2007, the Northern Waterfront General Plan Amendment designated these properties as MU-6, Specified Mixed Use, in the General Plan Diagram. The General Plan policies for these properties states:

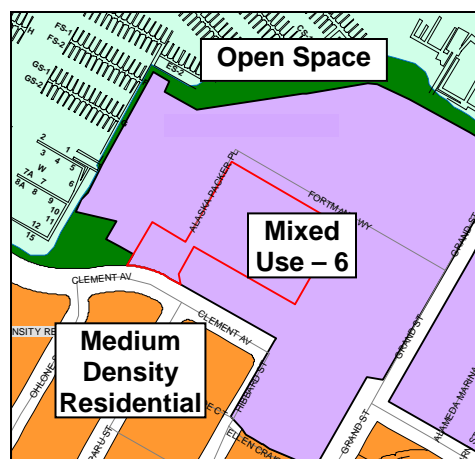
G-M 1. Redevelopment of the Grand Marina Site should replace the existing animal shelter, corporation yard, and industrial uses with a mix of new uses which may include residential, senior housing/assisted living; marina related commercial, office, restaurants, general commercial, retail and/or open space.

(In the General Plan, the “Grand Marina Site” refers to all of the properties between the water and the Marina Cove Residential development.)

Currently, the sites are zoned M-2, General Industrial (Manufacturing) Zoning District, which allows heavy manufacturing and commercial uses, but does not allow residential use. The proposed rezoning would change the M-2, General Industrial (Manufacturing) District to a R-4-PD, Neighborhood Residential Planned Development District. The R-4 residential designation allows residential use, senior housing/assisted, and other uses compatible with residential use. The PD overlay provides for flexibility in site design. The PD overlay is recommended to allow for a creative site design that will allow for the extension of Clement through the Pennzoil property and the extension of Hibbard north to the Grand Marina project. (The Grand Marina project was designed to accommodate the extension of Hibbard from Clement to the marina.) The proposed zone change is consistent with the Land Use and Housing Element of the General Plan and with the use, design, and density of the adjacent properties.



Existing Zoning Map

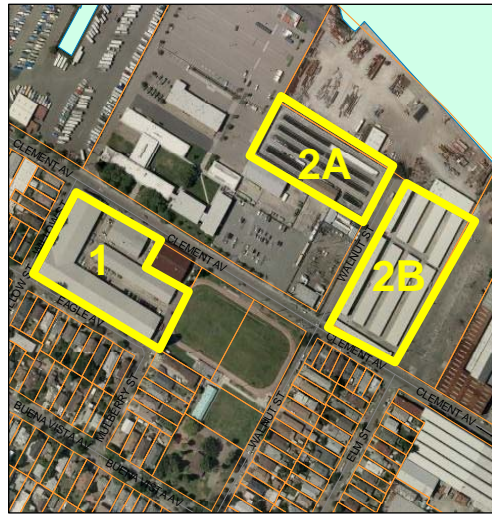


General Plan Diagram

2100 CLEMENT/1924 WILLOW STREET & 2189/2201 CLEMENT

The property at 2100 Clement/1924 Willow Street is a 2.78 acre site located south of Clement Avenue, west of Thompson Park and south of the Marine Reserve Center. (See Parcel 1 on map to the right.) The property is zoned M-1, Intermediate Industrial (Manufacturing) District.

The properties at 2189/2201 Clement Avenue are approximately 5 acres in size and are located south of the estuary, north of Clement Avenue and on either side of Walnut Street. (See 2A and 2B on the map to the right) The properties are zoned M-2, General Industrial (Manufacturing) District.



The three properties are part of a group of properties that total 27.1 acres that are designated MU-5 in the General Plan. The General Plan calls for development of approximately 300 housing units and ten acres of open space in the MU-5 area. The General Plan states that the City should attempt to purchase a band of land 300 feet deep for a waterfront park of 10 acres in size within the MU-5 Area.

While the City has not been in a position to purchase the land for a park, the City has pursued the rezoning of properties to bring properties into conformance with the General Plan designations. In 2008, the City rezoned two of the properties in the MU-5 Area owned by Mr. Francis Collins. During the deliberations for the rezoning of the Collins properties, the City Council considered the General Plan policies and the scale and density of the adjacent neighborhood. Consistent with the Planning Board's recommendation, the City Council decided that the front 300 feet of the property should not be rezoned for residential use and that the remaining property behind the 300 foot line should be rezoned to R-2-PD to reflect the character and density of the adjacent neighborhoods south of Clement Street. At that time, the City Council also directed staff to proceed with the rezoning of the remaining parcels in the MU-5 area.

As shown on the drawing below, the subject parcels are generally located south of the 300' line. However, approximately 9,472 feet of Parcel 2B is north of the 300' line (see triangle 1 on the diagram.)

Despite the fact that a small portion of the site is located north of the 300 foot line (triangle 1), staff is recommending that the entire parcel 2B, including triangle 1, be rezoned for residential use. The General Plan policies call for the City to try and acquire ten acres on the waterfront for a park in this area. If the City is able to acquire land for a park, the land owned by Mr. Dutra will need to be purchased. Mr. Dutra owns the parcel that is entirely north of the line (shown in

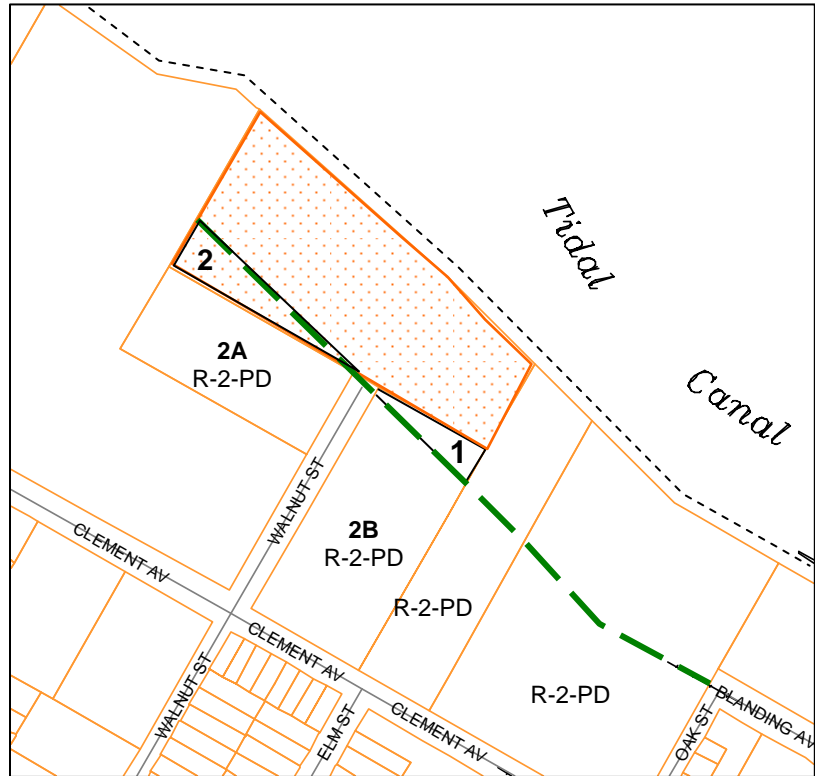
shading) with the exception of a small fraction shown as triangle 2 below. If the City acquires this property, it should be expected that the entire parcel will be purchased including triangle 2. Triangle 2 exceeds the size of triangle 1, which would likely not be purchased for the park, since purchasing triangle 1 would likely require that the City purchase all of parcel 2B. .

----- Land owned by the Army Corps of Engineers (approximately 30 feet in depth)

..... Area designated for Parks and Open Space (300' deep)

1 Approximately 9,472 square feet)

2 Approximately 21,750 square feet



FINDINGS FOR ALL PARCELS:

Staff recommends approval for the rezoning of these parcels based on the findings required by the Alameda Municipal Code, 30-22.5 that states that the staff and the Planning Board must weigh:

a. **The effect of the proposed amendments on the integrity of the General Plan.** The proposed rezoning is necessary to ensure consistency with the General Plan designations and policies for the sites. The rezoning will support the goals and policies of the General Plan and the Housing Element.

b. **The effect of the proposed amendments on the general welfare of the community.** The proposed rezoning will facilitate the future development of the sites for residential housing consistent with the General Plan and Housing Element policies.

c. **The equitableness of the proposal.** The proposals to rezone these sites are equitable in that the sites will complement the neighboring residential uses.

ENVIRONMENTAL REVIEW

Pursuant to the CEQA Guidelines, Section 15162 - Subsequent Environmental Impact Reports, the proposed rezoning was considered in the Environmental Impact Report for the General Plan Amendment for the Northern Waterfront certified in 2007 and the Environmental Report for the General Plan Update in 1991. Accordingly, staff finds and determines on the basis of substantial evidence in the record that the previous EIRs fully analyzed the potential environmental effects of the project and incorporates mitigation measures to substantially lessen or avoid any potentially significant impacts in accordance with CEQA. None of the circumstances necessitating preparation of additional CEQA review as specified in CEQA and the CEQA Guidelines, including without limitation Public Resources Code Section 21166 and CEQA Guidelines Section 15162, are present in that (1) there are no substantial changes proposed in the project or the circumstances under which the project is undertaken that would require major revisions of the EIR due to the involvement of new environmental effects or a substantial increase in the severity of previously identified significant effects; and (2) there is no "new information of substantial importance" as described in CEQA Guidelines Section 15162(a)(3).

PUBLIC NOTICE

A notice for this hearing was mailed to property owners and residents within 300 feet of this site, published in the Alameda Journal and posted at the subject property. Staff has not received any public comments on the proposed rezonings.

RECOMMENDATION

Recommend that the City Council approve the following changes to the Zoning map:

Address	APN	Present Zoning	Recommended Zoning
1913 Sherman St.	074-0906-031-08	M-1-PD Intermediate Industrial (Manufacturing) Planned Development District	R-2-PD Two Family Residence Planned Development District
2015/2025 Grand St. and 1590/1616 Fortmann Way	072-0381-018-00 072-0381-002-00 072-0381-001-00	M-2 General Industrial (Manufacturing) District	R-4-PD Neighborhood Residential District Planned Development District

2201/2189 Clement Ave	074-0289-004-00 071-0289-007-03	M-2 General Industrial (Manufacturing) District	R-2-PD Two Family Residence Planned Development District
2100 Clement Ave/1924 Willow St.	071-0228-001-02	M-1 Intermediate Industrial (Manufacturing) District	R-2-PD Two Family Residence Planned Development District

RESPECTFULLY SUBMITTED BY:

REVIEWED BY:

SIMONE WOLTER
PLANNER I

ANDREW THOMAS
PLANNING SERVICES MANAGER

Attachment(s):

1. Resolution for 1913 Sherman Street
2. Resolution for 2015/2025 Grand Street
3. Resolution for 1590/1616 Fortmann Way
4. Resolution for 2189/2201 Clement Avenue
5. Resolution for 2100 Clement Avenue/1924 Willow Street