



City of Alameda • California

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October 18, 2005

DIV. OF HOUSING
POLICY DEVELOPMENT HCD

Ms. Lucetta Dunn
Director
Department of Housing and Community Development
PO Box 952053
Sacramento, CA 94252-2053

Ms. Erin Larson
Project Analyst
Governor's Office of Planning and Research
State Clearinghouse
PO Box 3044
Sacramento, CA 95812-3044

Re: City of Alameda Annual Review of General Plan

Dear Ms. Dunn and Ms. Larson

In accordance with California Government Code Section 65400 (b), the City of Alameda submits the enclosed Annual Review of the General plan for calendar year 2004. The Planning Board accepted this report at its October 10, 2005 meeting.

If you have any questions, please do not hesitate to contact me at (510) 747-6881.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Thomas".

Andrew Thomas
Supervising Planner

Encl: Status Report

CITY OF ALAMEDA
Memorandum

8-A

Date: October 3, 2005

To: President Cunningham and
Members of the Planning Board

From: Andrew Thomas,
Supervising Planner

Re: Annual Status Report on Implementation of the General Plan

BACKGROUND:

State Government Code Section 65400(b) requires that each city and county planning agency provide an annual report to the legislative body on the status and implementation of its General Plan and the progress in meeting its share of regional housing needs. This report describes the major activities that occurred during the period from January 1, 2004 to December 31, 2004 to update or implement the Alameda General Plan.

DISCUSSION:

The Alameda General Plan includes eight elements: Land Use, City Design, Transportation, Open Space/Conservation, Health and Safety, Airport Environs, Parks and Recreation, Shoreline Access, Schools and Cultural Facilities, and Housing.

1. Land Use Element

The Land Use Element includes policies and diagrams to guide land use decisions and the preparation and adoption of standards, regulations, and codes to regulate private and public developments.

Alameda Point: In 2003, the City adopted the General Plan Amendment for Alameda Point; redesignating the former Naval Air Station Alameda from Federal Facilities to Mixed Use and other land use designations to support reuse and redevelopment. During 2004, the City initiated a series of major community workshops to evaluate alternative development concepts to implement the General Plan's policies for Alameda Point. The workshops were well attended and provided an opportunity for lively community discussion about difficult land use questions, including but not limited to:

- How does Measure A constrain development at Alameda Point and the community's ability to achieve General Plan goals for mixed use development, transit oriented development, historic preservation, and a mix of housing types at Alameda Point?

- Given the General Plan's goal to preserve the eligibility of the NAS Historic District, which of the 86 significant buildings at the NAS Historic District should be preserved at all costs and which buildings are lower priorities for preservation?
- How can the design of the physical improvements (i.e. new buildings, streets, public spaces, neighborhood centers, and transit centers) minimize traffic impacts and facilitate the creation of vital new neighborhoods as envisioned in the General Plan?

Citywide Retail Policies: In an on-going effort to ensure the General Plan remains current and viable, the City undertook a review of retail strategies including several workshops in 2003. The report was completed in 2004, and the Planning Board initiated a General Plan Amendment to consider adoption of revised policies for commercial areas.

Work-Live Ordinance: In 2004, the City Council, Planning Board, and a number of other Boards and Commission conducted reviews of the City's Work-Live Ordinance provisions to determine whether revisions were needed.

Northern Waterfront: In 2004, the Planning Board held a study session on proposed amendments to the General Plan to incorporate the recommendations of the Northern Waterfront Advisory Committee. The Planning Board will consider the Draft EIR and proposed amendments in late 2005 or early 2006.

Zoning Amendments. In 2004, the City adopted amendments to the Zoning Ordinance related to building heights and stories to ensure conformance with General Plan policy.

2. City Design

The City Design Element includes policies to promote strong urban design in Alameda. In 2004, the Planning Board reviewed and approved new Design Review Guidelines to implement policies in the City Design Element.

3. Transportation Element

The Transportation Element contains policies for streets, transportation systems management, transit, pedestrian routes, bikeways, and movement of goods.

In an on-going effort to ensure the General Plan remains current and viable, the Transportation Commission has undertaken preparation of a Transportation Master Plan that will provide an update to the 1990 Transportation Element. The Transportation Commission has completed a draft revision to the Transportation Element policies and is currently working on a draft revision to citywide street classification system and map. The proposed revisions will be presented to the Planning Board in early 2006.

4. Open Space and Conservation Element

The Open Space and Conservation Element includes policies to guide the development and management of open space lands and the conservation of both natural and cultural resources.

In 2004, the Planning Board Open Space Committee held a public meeting to review the open space requirements in the zoning ordinance to ensure that the zoning requirements are consistent with City policy.

5. Parks and Recreation, Shoreline Access, Schools and Cultural Facilities Element

This element provides policies to guide decisions regarding these important public facilities.

In 2004, the City approved permits for construction of the Alameda Free Library. The library is currently under construction.

6. Airport Environs Element

The Airport Environs Element contains policies related to the City's concern about the impacts of the Oakland Airport.

In 2004, City representatives were placed on the Oakland Airport Stakeholders Committee to assist the Port of Oakland with their master planning activities for future airport expansion. Alameda representation is intended to ensure that the draft Master Plan considers the impacts of Oakland Airport operations and growth on Alameda.

7. Health and Safety Element

The Health and Safety Element includes the mandatory Safety and Noise Elements. This Element includes policies related to seismic, geologic, and soils hazards, fire and flooding, hazardous materials and noise.

Recognizing the need to update the City's critical facilities and response at all hazards, the City created an inter-departmental task force. This task force created a Disaster Mitigation Plan meeting the requirements of the federal Emergency Management Agency. Work on this plan was completed in 2004.

8. Housing Element

California law requires each city and county to adopt and update a Housing Element to identify standards and plans for development, conservation and rehabilitation of housing for all income levels of the community. The City of Alameda adopted the 2001-2006 Housing Element in May 2003. The California Department of Housing and Community Development (HCD) conditionally certified the Housing Element in August 2003. The time period covered by the Housing Element was later extended by the State of California to 2007 for all cities and counties.

In 2004, the City:

- Adopted new inclusionary housing requirements for new residential construction.
- Adopted new affordable housing guidelines for residential construction.

- Conducted an extensive discussion with HCD staff to identify a mutually acceptable resolution to the issues raised by HCD's conditional certification. These discussions continued into 2005. City staff is currently awaiting a response from HCD on a City proposal submitted in September. If HCD responds favorably, the proposed resolution will be brought forward to the Planning Board and City Council for consideration.

The following table documents housing production in Alameda in 2004.

Housing Produced in 2004 for the 1999-2007 Regional Housing Need Allocation (RHNA).

State Identified Affordability Categories	1999-2007 RHNA (New construction goal)	Units completed 1999-2003	Units Added in 2004 ¹		Total Units Added 1999-2004
			Unrestricted	Deed Restricted	
Very Low	443	264	0	0	264
Low	265	13	0	3 ²	16
Moderate	611	93	0	13	106
Above Moderate	843	242	63	0	305
Total	2,162	612	63	16	691

Table Footnotes:

1. "Units Added" is determined by building permits finalized in 2004 and CDBG Substantial Rehabilitation units completed in 2004. In 2004, building permits were issued for an additional 32 very low, 20 low, 10 moderate-income units, 15 above moderate units, and 4 low income Substantial Rehabilitation units. These units were still under construction in December 2004 and will be finalized and included in the 2005 reports.
2. The three new low-income units completed in 2004 were the result of the CDBG Substantial Rehabilitation Program.

RECOMMENDATION:

Staff recommends that the Planning Board accept the 2004 Status Report on the General Plan and forward it to the City Council, State Office of Planning and Research and the State Department of Housing and Community Development in compliance with State law.

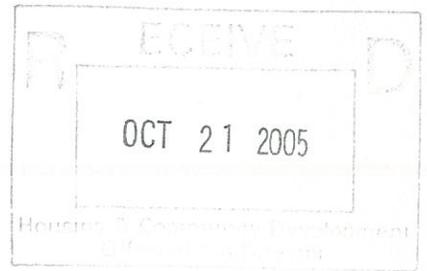


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