



CITY OF ALAMEDA PLANNING BOARD

FEBRUARY 10, 2013

Note: Was actually presented Feb 10th, 2014

1835 Oak Street Rezoning Public Workshop

Public Workshop and Discussion



Question:

1. Should property be rezoned to residential?
- Is the loss of the employment opportunity outweighed by the benefits of residential use?

Process:

1. Staff Presentation
2. Applicant Presentation
3. Public Comments
4. Planning Board Discussion and Direction

Employment Site or Residential Site?

1835 Oak Street

- 2.5 acres
- 44,000 sq. ft.

Neighbors:

- SKS Die casting
- Pet Hospital
- Residential

Location:

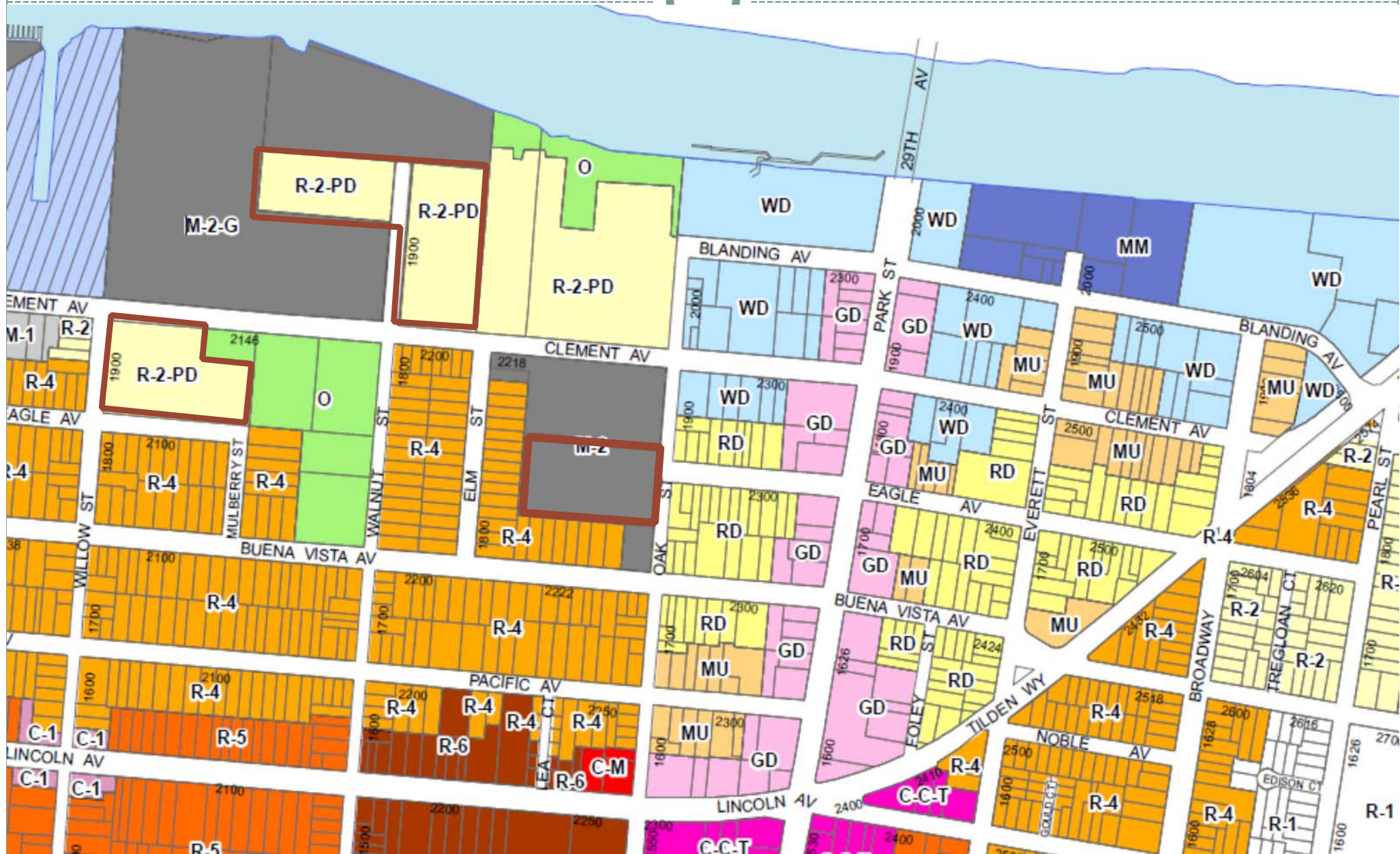
- Park Street
- Clement Truck Route



Site Location:



Neighborhood Zoning



Economic Development Status



Objectives:

- Create Jobs
- Services and Goods
- Diversified Tax Base
- Transportation: *"Minimize commuting by balancing jobs and nearby housing opportunities."*

Alameda:

- 0.71 Jobs to Housing Ratio
- 37,799 Employed Residents
- 24, 070 Jobs

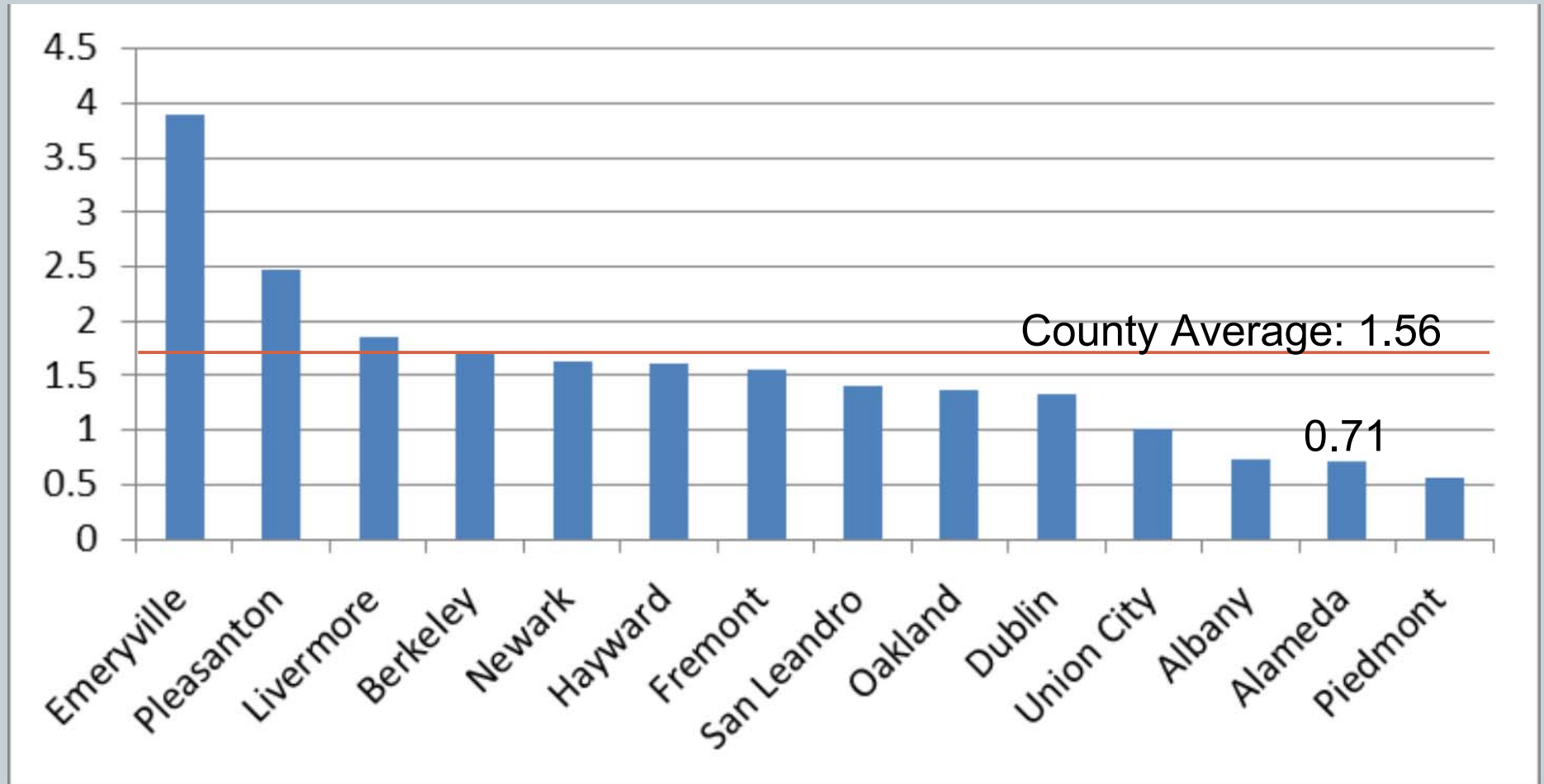
Job Loss

Year	Alameda		Alameda County	
	Employment	Change	Employment	Change
1990	38,730	--	644,100	--
2000	27,380	-17.3%	750,160	+16.3%
2010	24,070	-12.1%	694,460	-9.2%

Housing Growth

Year	Total Units
1990	30,491
2000	31,376
2013	32,429
2014-2022	+3,000

Jobs Housing Balance



Source: ABAG; Housing Elements of Various Cities

Economic Development and Employment



Mike Kepka / The Chronicle



Alameda's Unique Employment Areas:

- Harbor Bay Business Park
- Marina Village Office
- Main Streets
- Alameda Point PDA
- Northern Waterfront PDA

Northern Waterfront Employment Opportunities

- ❑ Park Street Services and Transit
- ❑ Unique Buildings and Spaces
- ❑ Clement Truck Route
- ❑ Creative Office
- ❑ Technology
- ❑ Graphic Arts/Design
- ❑ Light Manufacturing/Maritime
- ❑ Perforce
- ❑ Alameda Marina
- ❑ Sail Making
- ❑ Dutra Marine
- ❑ Wine and Beer Making
- ❑ Arts – Rhythmics Work Live



City Housing Policy and Sites

Over 3,000 Housing Units already zoned:

- Housing Element – 2012
- Alameda Point – 2013
- Housing Element – 2014
- MU-5 Area – 300 units:
 - Boatworks
 - Mini-Storage Site
 - Hangstrom Site



Planning Board Discussion: Options

- 1) Preserve site for Business/
Employment.
 - Can change mind later.
- 2) Re-zone for residential use.
 - Can not change mind later.
- 3) Mixed Use
 - Work/Live Ordinance
 - Re-zone for Mixed Use. Preserve existing business space, allow residential intensification.
- 4) No Net Loss – Exchange
 - Hangstrom Site
 - Storage Site



Public Workshop and Discussion



Public Workshop:

- Staff Presentation
- Applicant Presentation
- Public Comment
- Planning Board Discussion and Direction

The Question:

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