

March 17, 2008

City of Alameda  
Planning Department  
2263 Santa Clara Avenue  
Alameda, CA 94501

RE: Planning Application / Alameda Boatworks  
2229 Clement Avenue -2235 Clement Ave  
APN's 71-289-5, 71-290-1

Dear Mr. Thomas,

Attached please find the planning approvals documentation describing our plans for a vibrant new residential community of homes called *The Alameda Boatworks*. I submit this application on behalf of the landowner, Francis Collins. Our project proposes to transform an abandoned waterfront manufacturing site into a neighborhood of "neo-moderne" urban residences and pedestrian oriented parkways.

The lack of housing is a critical problem in the State of California and in particular in the San Francisco Bay Area. The Alameda Boatworks celebrates the concept of "smart growth" planning by creating a walkable community of homes; by

providing quality housing for people of all income levels; and by addressing the need for more urban infill projects to help satisfy the housing demand of the area.

The City of Alameda's General Plan recognizes the need for housing on our site and calls for Medium-Density Residential projects for the area. Our project uses the development policies set by the General Plan and the City's Charter Amendment Article XXVI (Measure A) to establish the base density for this project.

Mr. Collins, in this application, seeks and agrees to construct the development to contain twenty units for very low-income households and twenty-nine units for low-income households. The project thus qualifies for a density bonus under Government Code Section 65915. The project applicant requests that the bonus be awarded pursuant to Section 65915 (b) (1) (B), as calculated using the table in Section 65915 (g), granting a 35% density bonus to any development with 11% of the base number of units available to very-low-income households. Therefore, as discussed in greater detail below, the total number of units shown in the plans has been calculated by adding 35% more units than those which could be built using the base density without density bonus.

This project will provide a significant number of affordable housing units in Alameda, on a site identified as suitable for very low, low- or moderate-income housing in the City's Housing Element. Forty-nine units, over twenty percent of the total number of units to be built, will be set aside for very low- and low-income households. The project thus falls under the protections of Government Code section 65589.5, which mandates protections for applications to develop housing for very low, low- or moderate income households.

The site for the project is within the City of Alameda's Business and Waterfront Improvement Project (BWIP) area. The inclusion of forty-nine units for very low-

and low-income families also meets the requirements for inclusionary housing set under the City's inclusionary housing policy for the BWIP.

**APPLICATION OF DENSITY BONUS PROVISIONS**

Per Alameda's General Plan the maximum allowable residential density for the area, before applying any density bonus, is 21.8 units per net acre. The project site area is approximately 415,568 square feet.

Property	Area/SF	Acres	Units Per Acre	Notes
Project Site	415,568.0	9.5		
Private Driveways	56,960.0	1.3		
Residential Land per General Plan Definition	358,608.0	8.2		
Min. Lot Size	2,000.0	ea.		Note: Per General Plan Medium Density Residential Definition up to 21.8 Units per Acre recognized (Excludes Density Bonus)
Base Dwelling Units	<b>179.3</b>	1 unit per 2,000 SF	<b>21.8</b>	
Density Bonus of 35%		Total Dwelling Units		Consistent with Measure A & Medium Density Residential Per General Plan recognition of State Density Bonus: Up to max 29.4 Units / Acre with Density Bonus of 35%
		<b>242.1</b>		

Alameda Boatworks proposes to provide 11% of the base number of units (20 out of 179 units) to very low income households. Per California Government Code Section 65915 (the Density Bonus Law), Alameda must therefore grant the project a Density Bonus of 35%.

Pursuant to the provisions of the Density Bonus Law – Government Code 65915(e) the City of Alameda can not apply any development standard that will have the effect of precluding the construction of the project at the densities proposed by Mr. Collins. Thus Mr. Collins is asking that the City of Alameda waive or modify development standards to allow for the construction of the affordable housing project as proposed.

The waiver or modification is necessary to make the affordable housing units economically feasible because the costs of the land; site preparation; construction labor and materials; planning and permits, and other development costs far exceed what the affordable units can be sold for. Additional documentation showing that the waivers or modifications are necessary can be provided to the City of Alameda upon their request to satisfy the intent of the Density Bonus Law and its incentives provisions.

The types and number of inclusionary housing units proposed for the project are set forth in the chart below:

Income Type	Number of Units	Percentage of Base Units
<b>Base Units</b>	<b>179</b>	
<b>Very Low</b>	<b>20</b>	<b>11%</b>
<b>Low</b>	<b>29</b>	<b>16%</b>
<b>Moderate</b>	<b>0</b>	<b>0%</b>
		<b>27%</b>

The income-level breakdown of all units in The Alameda Boatworks project, including the additional units to be built pursuant to the density bonus provisions, is shown in the following chart:

Income Type	Number of Units	Percentage of Total
<b>Very Low</b>	<b>20</b>	<b>8%</b>
<b>Low</b>	<b>29</b>	<b>12%</b>
<b>Moderate</b>	<b>0</b>	<b>0%</b>
<b>Market Rate</b>	<b>193</b>	<b>80%</b>
<b>Total</b>	<b>242</b>	<b>100%</b>

<b>Base Units</b>	<b>179</b>	
		<b>Percentage of Base Units</b>
<b>Very Low</b>	<b>20</b>	<b>11%</b>
<b>Low</b>	<b>29</b>	<b>16%</b>
<b>Moderate</b>	<b>0</b>	<b>0%</b>
<b>Market Rate</b>	<b>130</b>	<b>73%</b>
<b>Sub-Total</b>	<b>179</b>	
<b>Density Bonus Units</b>	<b>63</b>	<b>* Density Bonus ( 1.35)</b>
<b>Total</b>	<b>242</b>	

In addition to granting the density bonus itself, under Section 65915 (d) (2) (B) the City must also grant this project two incentives or concessions, which must, under Section 65915 (l), result in identifiable, financially sufficient, and actual cost reductions. Mr. Collins requests the following as the concessions or incentives to be granted for this project:

1. Waiver of the City of Alameda's Development Fees for the Project.
  
2. Provision of a direct financial subsidy for the building of the very low- and low-income units. Chart VI-5 of the City of Alameda's 2001 Housing Element shows the level of subsidy required for development of homes to be owned by very low- and low-income families, the difference between the development cost and the amount each family will pay. The amount of required assistance shown is \$183,900 per unit for those sold to very low-income households and \$133,800 per unit for those sold to low-income households. Mr. Collins asks that the City of Alameda provide these amounts to him for each very low- and low-income unit to be built. (Note that the dollar amounts listed above are to be adjusted for inflation since the issuance of the 2001 Housing Element).

Per Government Code Section Section 65915(p)(1) the project plans include a mix of covered and uncovered parking, according to the ratios set forth in that section:

- zero to one bedroom – one on-site parking space
- two to three bedrooms – two onsite parking spaces
- four or more bedrooms – two and one-half on-site parking spaces.

#### PROJECT DESIGN:

The neighborhood surrounding Alameda Boatworks includes buildings of many different types and styles. A mixture of metal storage buildings, large manufacturing facilities, maritime operations, and general industrial type buildings border the site to provide a wide variety of design character to the area. There is a medium-density residential neighborhood immediately to the south of the site vicinity. Alameda Boatworks proposes to add a new neighborhood to the area with a cohesive design style using the rectangular, cubistic, and nautical elements and characteristics of the “moderne” style recognized in the City of Alameda’s Residential Design Guidelines.

The project provides a new landscaped boardwalk along the waterfront consistent with the policies of the San Francisco Bay Conservation and Development Commissions for higher density housing projects.

#### CONCLUSION

The *Alameda Boatworks* provides an opportunity for Alameda to add highly desirable housing to the Northern Waterfront area consistent with the development policies of the City’s General Plan and to move forward with the development of affordable housing in accordance with the City’s Housing

Element. Please review the attached documentation describing the proposed project and contact me should you have any questions.

We look forward to working with you on this exciting project.

Regards,

**Robert McGillis AIA - PRINCIPAL**

PHILIP BANTA & ASSOCIATES / ARCHITECTURE  
6050 HOLLIS ST - EMERYVILLE CA 94608  
PH: 510-654-3255 xt.203      FX: 510-654-3259  
e-mail: [RMCGILLIS@BANTADESIGN.COM](mailto:RMCGILLIS@BANTADESIGN.COM)  
[WWW.BANTADESIGN.COM](http://WWW.BANTADESIGN.COM)

March 17, 2008

Andrew Thomas – Supervising Planner  
Planning & Building Department  
2263 Santa Clara Avenue, Room 190  
Alameda, CA 94501-4477

**RE: Affordable Housing Project Narrative**

Planning Applications for 2229 – 2243 Clement Avenue – Alameda, CA  
APN's 72-289-5, 71-290-1  
GPA 05-0001, R05-0003 and PD-05-0002

Dear Mr. Thomas,

The Alameda Boatworks housing development project seeks to provide much needed housing to the Northern Waterfront area to help the City of Alameda and the State of California achieve their housing goals. The 242 Units proposed includes housing for very low and low income households per the City of Alameda's Inclusionary Housing Policy and per California Government Code Sections 65915 and 65589.5.

Based upon the City of Alameda's adopted inclusionary guidelines and pursuant to California Government Code provisions relating to housing, the Inclusionary Units of the project adhere to the following guidelines:

1. The Inclusionary Units will be reasonably dispersed throughout the development
2. The Inclusionary Units will be comparable in overall bedrooms, proportion of units in each bedroom category, quality of exterior appearance and overall quality of construction.

3. The Inclusionary Units and associated lot improvements will blend with the market rate units so it is not readily apparent from the exterior which are the Inclusionary Units and which are market rate.
4. The Inclusionary Units interior features and finishes will be durable and of good quality.
5. The Inclusionary Units will be provided to applicants whose households meet the qualifying income restrictions for the types of Inclusionary Units planned, per the provisions of California Government Code 65915, using a lottery or other similar method.

We look forward to our continued work with you to help make the Alameda Boatworks a welcome addition to the City of Alameda.

Should you have any questions about the above material, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'RMCGILLIS', with a horizontal line drawn through it.

Robert McGillis AIA - PRINCIPAL

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6050 HOLLIS ST - EMERYVILLE CA 94608  
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[WWW.BANTADESIGN.COM](http://WWW.BANTADESIGN.COM)

## AFFORDABLE HOUSING PLAN WORKSHEET

### 1. DEVELOPER INFORMATION

Developer/Contact Name: FRANCIS COLLINS  
 Developer Address: 6050 HOWLS ST  
 Developer City: EMERYVILLE State CA Zip 94608  
 Phone: \_\_\_\_\_ Email \_\_\_\_\_

### 2. PROJECT INFORMATION

Project Address/Location: 2229 - 2235 CLEMENT AVE  
 Project Name: ALAMEDA BOATWORKS  
 Time frame for project completion: \_\_\_\_\_  
 If Renter Occupied, provide Owner/Manager Information:  
 Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone \_\_\_\_\_ Email \_\_\_\_\_

Planned Tenancy  
 Owner Occupied  
 Renter Occupied

### 3. AFFORDABILITY PLAN:

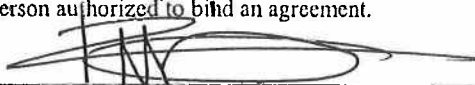
a) Unit Schedule Description: Identify the following:

	TOTAL UNITS	Very Low Income		Low Income		Moderate Income		Market Rate	
	Number	Number	Size of Unit	Number	Size of Unit	Number	Size of Unit	Number	Size of Unit
Studio									
One Bdrm	32	11	VARIES	10	VARIES	-		11	VARIES
Two Bdrm	73	9	VARIES	17	VARIES	-		47	VARIES
Three Bdrm	137	-	VARIES	2	VARIES	-		135	VARIES
Four Bdrm									
Other: _____									
<b>Total Units</b>	<b>242</b>	<b>20</b>	<b>N/A</b>	<b>29</b>	<b>N/A</b>		<b>N/A</b>	<b>193</b>	<b>N/A</b>

b) **NARRATIVE:** Attach project description including how affordable housing plan adheres to the adopted guidelines. Describe proposed accessibility accommodations and buyer selection process.

c) **SITE MAP:** Attach preliminary site map with location of affordable units at various income levels clearly marked.

### 4. SIGNATURE of person authorized to bind an agreement.

Signature:   
 Printed Name: ROBERT MCGILLIS Date: MAR 17, 2008  
 Title: ARCHITECT Phone: 510.654.3255

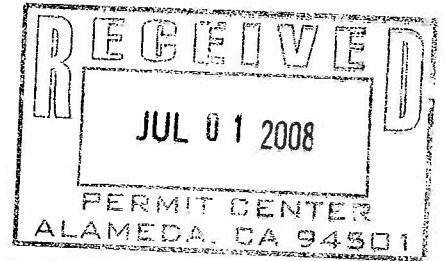
# HARPER & ASSOCIATES

5812 Hollis Street ▪ Emeryville, CA 94608 ▪ (510) 420-8455 ▪ Fax: (510) 420-8913 ▪ ksher@harperlaw.net

Francis Collins  
c/o Harper & Associates  
5812 Hollis Street  
Emeryville, CA 94608

June 30, 2008

Andrew Thomas, Supervising Planner  
City of Alameda Planning & Building Department  
2263 Santa Clara Boulevard, Room 190  
Alameda, CA 94501



RE: Petition for Rezoning, Property at 2229-2243 Clement Avenue  
APN's 71-289-5 and 71-290-1

Dear Mr. Thomas,

As owner of the above-identified parcels, I hereby petition the City of Alameda to rezone the portion of each parcel currently Zoned M-2 General Industrial to a zoning classification consistent with the City of Alameda's General Plan.

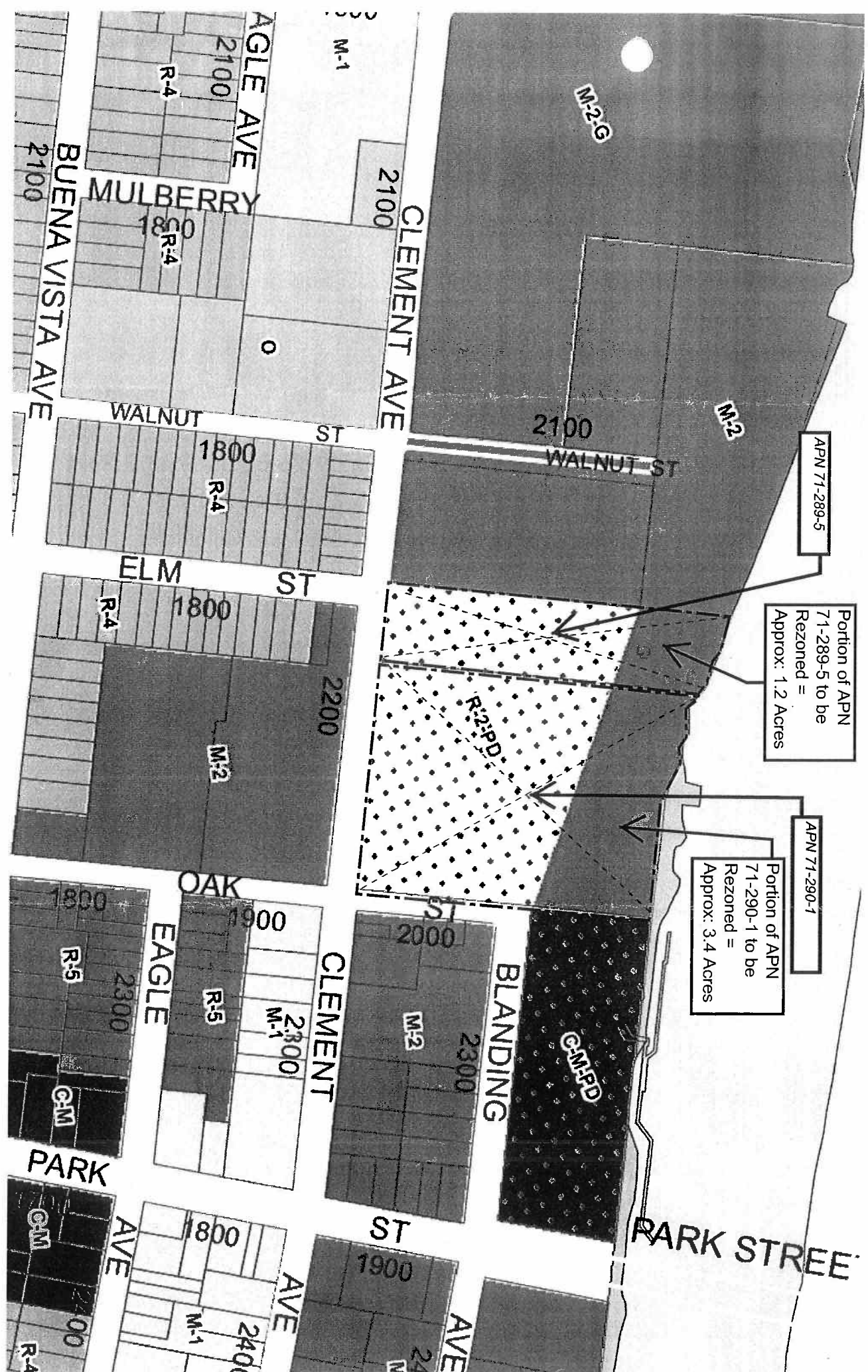
Attached please find a diagram showing the existing zoning for the parcels. I am seeking rezoning of the diagonally lined area shown on the diagram, the northern 300 feet of each parcel, currently zoned M-2. (As you know, the Alameda City Council rezoned the southern part of these parcels as R-2/PD on November 1, 2006, leaving each parcel partially zoned R-2/PD and partially zoned M-2.)

You have asked that my petition for rezoning address the following questions, per Alameda Municipal Code Section 30-22:

1. What is the effect of the proposed amendment on the integrity of the General Plan?

I am requesting that the City rezone my property in accordance with the General Plan. This will create consistency between the General Plan and the zoning of this particular land, and thereby enhance the integrity of the General Plan.

2. What is the effect of the proposed amendment on the general welfare of the community?

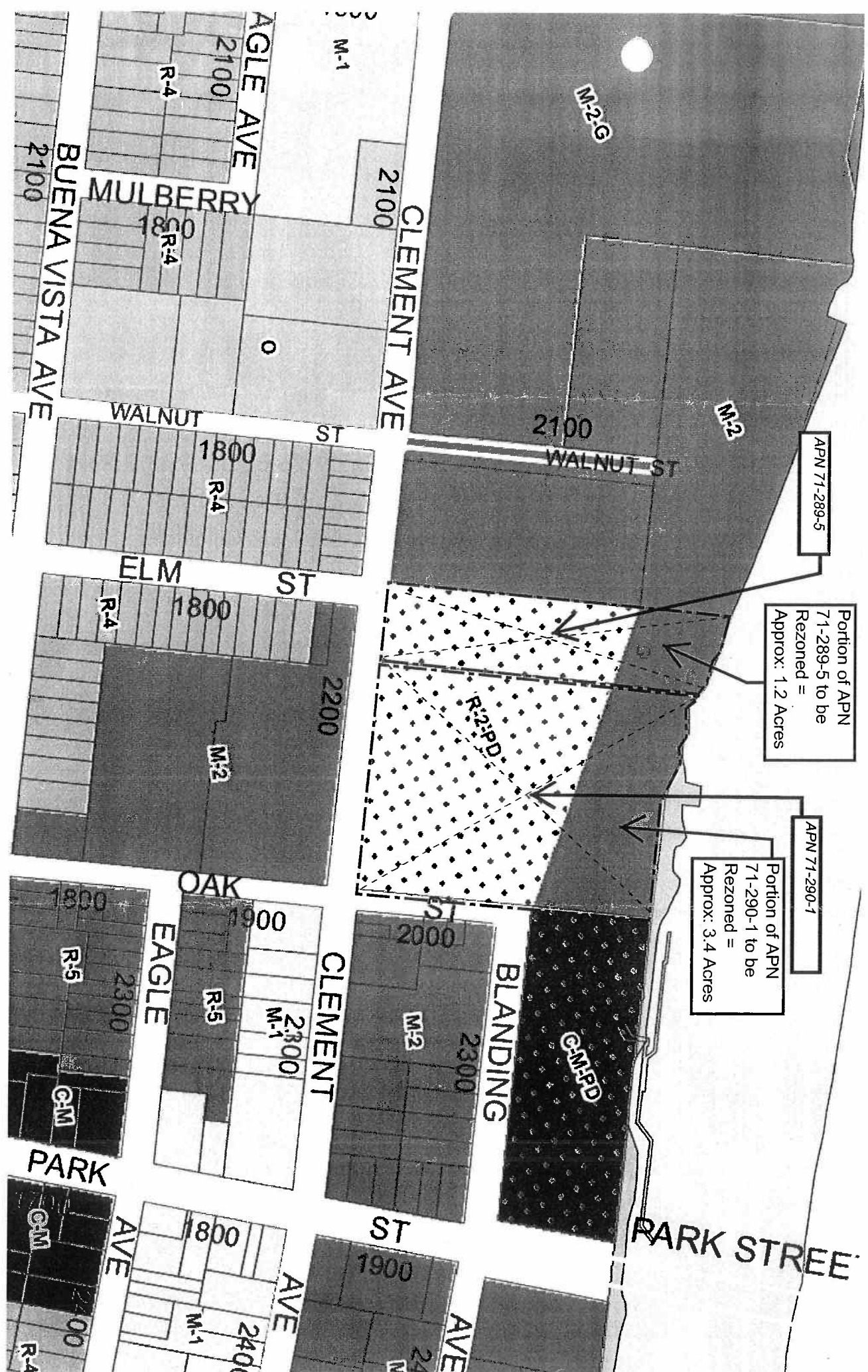


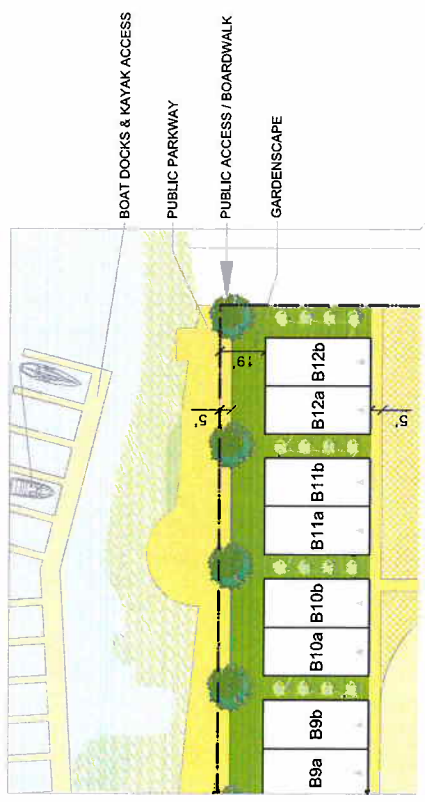
APN 71-289-5

Portion of APN 71-289-5 to be Rezoned =  
Approx: 1.2 Acres

APN 71-290-1

Portion of APN 71-290-1 to be Rezoned =  
Approx: 3.4 Acres





Parking Spaces (covered): 392  
 Parking Spaces (uncovered): 31  
 Total On-site Parking: 443 = 1.83 spaces/unit



January 6, 2008  
**Boatworks**  
 20"  
 Alameda, CA

**Site Plan - 242 Units**

<b>Public Accessible Park Area</b>	<b>8,499 sf</b> (0.195 ac)
<b>Property</b>	<b>143,498 sf</b> (3.204 ac)
Openspace Area	34.5%
Private Drive Area	23.7%
Other Areas	41.7%
<b>Total Area</b>	<b>415,460 sf</b> (9.538 ac)

PHILIP BANTA & ASSOCIATES ARCHITECTURE  
 8050 HOLLIS, EMERYVILLE 510-654-3256