

ITEM 9-A

PLANNING BOARD STAFF REPORT

DATE: January 26, 2009

TO: HONORABLE PRESIDENT AND MEMBERS OF THE
PLANNING BOARD

FROM: Andrew Thomas
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APPLICATION: Public Scoping Session for Proposed Boatworks Project Draft
Environmental Impact Report.

ZONING DISTRICT: R-2/PD (Two Family Planned Development) and M-2
(General Industrial) zoning Districts

GENERAL PLAN: Medium Density and Parks and Open Space

EXECUTIVE SUMMARY

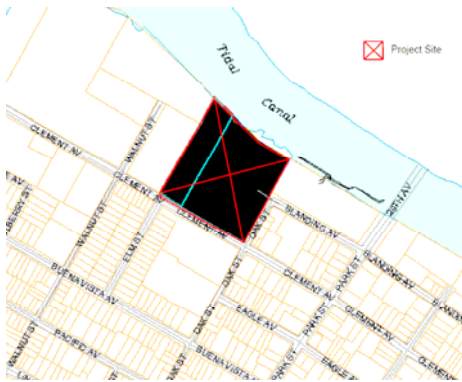
The purpose of this public hearing is to provide an opportunity for the community and the Planning Board to submit comments on the scope of the environmental issues that should be included in a Draft Environmental Impact Report (DEIR) that will be prepared for a proposal to construct 242 new housing units on the property located at 2229 Clement Avenue. Once the DEIR is completed, it will be circulated for public review, and the Planning Board will be asked to hold a second public meeting to take public comment on the adequacy of the analysis included in the DEIR. After all of the comments on the DEIR are collected and the revisions are completed, the Final Environmental Impact Report will be circulated for public review and the Planning Board will be asked to hold a public hearing to take public comment on the FEIR. At the time the FEIR is ready for final Planning Board consideration and action, staff will also request that the Planning Board take final action on the project. No formal action on either the EIR or the Project is being requested at this time.

The purpose of this scoping session is to provide the Planning Board, the community at large, and responsible agencies an opportunity to comment on the scope of the environmental review described below. The objective of the scoping session and inviting comment on the scope of the environmental review is to alert the staff and

environmental consulting team to any particular or unusual environmental issues or questions that the Board, the public or the responsible agencies would like to see addressed in the Draft Environmental Impact Report. The purpose of the DEIR is to provide information to the public and the decision makers about the potential environmental impacts of the proposed project and potential, feasible alternatives to the project.

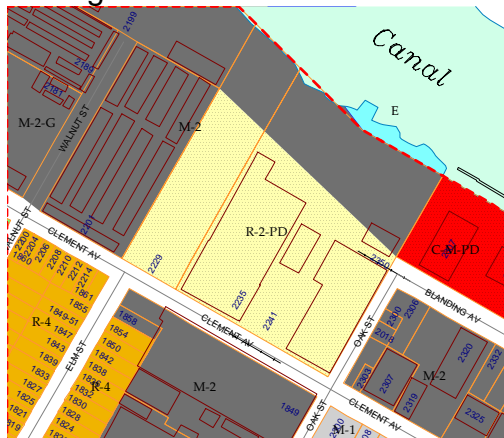
PROJECT DESCRIPTION

The proposed “Boatworks Project” site is located on the northern shore of Alameda adjacent to the Oakland Estuary at 2229 Clement Street at the intersection of Clement and Oak Streets, one block from the Park Street Bridge. The 9.5 acre project site is currently occupied by a number of vacant warehouses and industrial buildings.

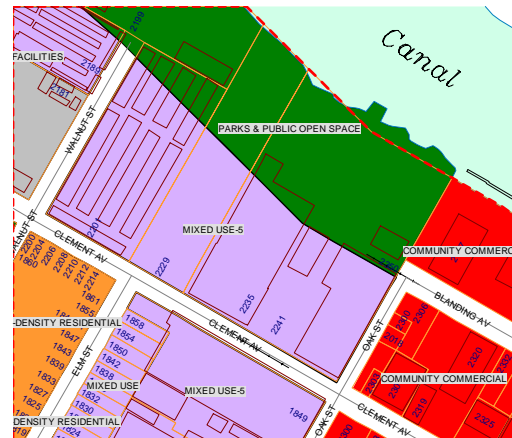


The property is designated Medium Density Residential and Open Space in the City of Alameda General Plan and zoned M-2 General Industrial and R-2PD Two Family Residential Planned Development in the City of Alameda Zoning Ordinance

Zoning



General Plan



The project applicant and property owner, Mr. Francis Collins, is seeking approval from the City of Alameda to construct 242 housing units on the site. The project includes single-family homes and duplexes. Forty-nine of the units would be made affordable to low and very low-income households. The project applicant is proposing to clear the

site of all existing structures to make room for the proposed new homes. Public access would be provided along the waterfront side of the project site. (The project application is attached to this report.)

The proposed project requires General Plan and Zoning Ordinance Amendments and Subdivision, Development Plan, and Design Review approvals.

SCOPE OF ENVIRONMENTAL REVIEW

The Planning and Building Department has determined that the proposed development is defined as a "project" under the California Environmental Quality Act (CEQA) and that an EIR will be required. The draft EIR will address the potential impacts of the project on:

1. Air Quality
2. Biological Resources
3. Cultural Resources
4. Geology, Soils, and Seismicity
5. Hazardous Materials
6. Hydrology and Water Quality
7. Land Use, Plans, and Zoning
8. Noise
9. Population, Employment, and Housing
10. Public Services
11. Transportation
12. Utilities and Service Systems
13. Visual Quality

The EIR will also include an analysis of at least three alternatives to the proposed project:

1. A "No Project" Alternative required by CEQA. This analysis would examine the environmental impacts and feasibility of a project that is consistent with the existing zoning and general plan designations for the site.
2. An "Environmentally Superior" Alternative required by CEQA. This analysis would examine the environmental impacts and feasibility of a project that would have less environmental impacts than the proposed project.
3. A "No Build/Existing Conditions" Alternative. This analysis would examine the environmental impacts and feasibility of leaving the site "as is".

RECOMMENDATION

Hold a public hearing to accept public comments on the scope of the Draft Environmental Impact Report for the Boatworks Project.

Attachments:

Applicant's Application