

RESOLUTION NO. 2024-634

RESOLUTION OF THE BOARD OF SUPERVISORS ADOPTING THE ALAMEDA COUNTY HOUSING ELEMENT 6TH CYCLE (2023-2031) GENERAL PLAN ELEMENT, ADOPTING THE INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION PREPARED FOR THE PROJECT, AND MAKING GENERAL AND SPECIFIC PLAN TEXT AND MAP AMENDMENTS TO IMPLEMENT THE HOUSING ELEMENT

Section I
Recitals

WHEREAS, the County of Alameda (County) Board of Supervisors (Board) received a petition initiated by Alameda County Planning Department to amend the Alameda County Housing Element; and

WHEREAS, the Regional Housing Needs Assessment (RHNA) allocated to the County requires the County to accommodate 4,711 housing units at a variety of incomes levels throughout the unincorporated area of Alameda County; and

WHEREAS, to comply with Article 10.6. of the California Government Code (State Housing Element Law), the County prepared the 2023-2031 Housing Element (the Housing Element) in compliance with State Housing Element Law and identified sites that can accommodate housing units in the unincorporated area of Alameda County to meet the County's RHNA obligation; and

WHEREAS, as provided in Government Code section 65350, et. seq., adoption of the Housing Element constitutes a General Plan amendment; and

WHEREAS, as required by Government Code sections 65352 – 65352.5, the County mailed a notice to all California Native American tribes on the list provided by the Native American Heritage Commission and to other entities identified on that list; and

WHEREAS, no California Native American tribe requested consultation; and

WHEREAS, the County conducted extensive community outreach regarding the Housing Element over the last two years, including 23 public workshops held before the County's Municipal Advisory Councils, Planning Commission, and Board subcommittees; and

WHEREAS, in accordance with Government Code Section 65585 (b), on August 16, 2024, the County posted the draft Housing Element to the County website and requested public comment for a 39-day review period, and on September 30, 2024, after responding to public comments, the County submitted the draft Housing Element to the California Department of Housing and Community Development (HCD) for its review; and

WHEREAS, on October 10, 2024, HCD contacted the County to discuss the adequacy of the draft Housing Element and, based upon this discussion, County staff revised the draft Housing Element to include additional information and data; and

WHEREAS, on October 30, 2024, the County published a revised draft Housing Element responding to HCD's findings and requested public comment on the draft for 7 days; and

WHEREAS, on November 7, 2024, the County received a letter from HCD stating that the draft Housing Element meets the statutory requirements of State Housing Element Law, and will be in substantial compliance with State Housing Element Law when the Housing Element, associated zoning, and General and Specific Plan amendments are adopted by the Board and resubmitted to HCD; and

WHEREAS, on November 7, 2024, the County published the final draft Housing Element (determined to meet statutory requirements by HCD) on the County website and requested public comment on the final draft; and

WHEREAS, on November 18, 2024, the County Planning Commission held a duly and properly noticed public hearing and recommended that the Board reject the Housing Element on the basis that there was no support for it from the Municipal Advisory Councils, the lack of transparency on the land use changes, and a concern about accuracy of information presented; and

WHEREAS, the Alameda County Planning Department prepared a Mitigated Negative Declaration (MND) for the proposed amendments based on an Initial Study, and the MND was available for public comment from September 13 to October 14, 2024; and

WHEREAS, on December 12, 2024, the Board conducted a duly and properly noticed public hearing to take public testimony and consider this Resolution regarding the proposed Housing Element, reviewed the Housing Element and all pertinent maps, documents and exhibits, including HCD's findings, the County's response to HCD's findings, the staff report, and all attachments, and oral and written public comments.

Section II **Findings**

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby makes these findings based on substantial evidence in the record:

- A. The foregoing Recitals are true and correct and are incorporated by reference into this action.
- B. The following findings are made pursuant to State law:
 1. The various amendments to the County's General Plan text and map, and rezonings will not negatively impact public health, safety, or general welfare.
 2. The various amendments to the County's General Plan text and map, and rezonings are consistent with the General Plan's goals, policies, and objectives.
 3. The various amendments to the County's General Plan text and map, and rezonings are generally compatible with the land use and zoning of nearby properties.
 4. The various amendments to the County's General Plan text and map, and rezonings are suitable for the type and amount of housing being proposed.

- C. The Housing Element substantially complies with Housing Element Law, as provided in Government Code section 65580, et seq., and contains all provisions required by Housing Element Law.
- D. Based on substantial evidence in the record pertaining to location, existing uses, and low building-to-land value, the existing uses on the non-vacant sites identified in the site inventory to accommodate the County's RHNA are likely to be discontinued during the planning period and therefore do not constitute an impediment to planned residential development on the sites during the planning period.
- E. As required by Government Code section 65585(e), the Board has considered the findings made by the HCD, included in HCD's correspondence to the County throughout their review process, and the Board has amended the Housing Element in response to the findings of HCD to substantially comply with the requirements of State Housing Element Law, as interpreted by HCD.
- F. This amendment of the Alameda County General Plan is in the public interest as the Alameda County Housing Element 6th Cycle (2023-2031) would promote the development of housing affordable to persons at all income levels through policies that set forth general and broad goals, policies and implementation actions intended to provide more specific direction to current and future actions undertaken by the public and private sectors.
- G. Amending the Alameda County General Plan to adopt the Housing Element is consistent with other documents that comprise the County's General Plan.
- H. Certain General and Specific Plan amendments, both text and land use map designations amendments, and rezonings are required throughout the unincorporated area of the County to comply with State Housing Law and the RHNA, and to implement the Housing Element.

Section III
CEQA

NOW, THEREFORE, BE IT RESOLVED that this Board considered the proposed Mitigated Negative Declaration (MND) and certifies that it has been completed in compliance with the California Environmental Quality Act (CEQA), and finds on the basis of the whole record before it that there is no substantial evidence that the Alameda County Housing Element will have a significant effect on the environment, that the MND reflects the independent judgment and analysis of the County, and hereby adopts the MND.

Section IV
Adoption of Housing Element

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

- A. The 2015-2023 County of Alameda Housing Element is hereby repealed in its entirety, and the 2023-2031 County of Alameda Housing Element, as shown in Exhibit A to this Resolution and incorporated by this reference, is hereby adopted.

- B. The Community Development Agency director or designee is directed to file all necessary material with HCD for HCD to certify the Housing Element as in conformance with State Housing Element Law.
- C. The Community Development Agency director or designee is further directed and authorized to make minor, non-substantive changes to the Housing Element to ensure that it is internally consistent and to address any non-substantive changes or amendments requested by HCD to achieve certification.
- D. The Community Development Agency director or designee is also directed to distribute copies of the Housing Element in the manner provided in Government Code sections 65357 and 65589.7.

Section V
Castro Valley General Plan Text Amendments

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby adopt the following text amendments to the Castro Valley Area General Plan:

- A. Table 4.2-1A is amended to read as follows, using ~~strikeouts~~ for deletions, and underline for new text.

Land Use Category	Description	Corresponding Existing Zoning	Proposed Zoning	Maximum Density (Units per Net Acre)
Rural Residential	This designation is intended to retain opportunities for rural living with very low density, one-family detached housing on large lots greater than 20,000 square feet in size. The primary purpose is residential with the secondary purpose being crops, orchards, and gardens, and limited animal-keeping.	R-1(B-40); R-1(B-E, CSU, RV); R-1(L, B-E)	RR-40; RR-20	1-2

Table 4.2-1A: Residential Land Use Classifications

Land Use Category	Description	Corresponding Existing Zoning	Proposed Zoning	Maximum Density (Units per Net Acre)
Hillside Residential	This designation is used in areas of steep slopes and/or high fire hazard areas to ensure that adequate mitigations are identified for the development of one-family detached dwellings. Lots range from 5,000 to 10,000 square feet resulting in residential densities between 4 and 8 units per net acre. Minimum lot sizes are to be based on the slope.	R-1 (B-E, CSU, RV); R-1 (B-E)	RH-10: minimum 10,000 sf lot; RH-8: minimum 8,000 sf lot; RH-7.5: minimum 7,500 sf lot; RH-6.5: minimum 6,500 sf lot; RH-5: minimum 5,000 sf lot	4-8
Residential – Single Family	This land use category provides for and protects established neighborhoods of one-family dwellings. Community facilities compatible with low-density residential uses ranging from 4 to 8 units per net acre are allowed.	R-1	R-1-7.5: minimum 7,500 sf lot; R-1-5: minimum 5,000 sf lot	4-8

Table 4.2-1A: Residential Land Use Classifications

Land Use Category	Description	Corresponding Existing Zoning	Proposed Zoning	Maximum Density (Units per Net Acre)
Residential – Small Lot	<p>This designation is intended to provide for and protect small lot subdivisions where a variety of housing types are located on lots between 2,500 and 5,000 square feet in size. Housing types include one-family detached, duplexes, townhouses, and rowhouses and other housing types. Residential densities range from 8 to 17 units per net acre. <u>For parcels in the Housing Element Zoning Overlay, projects eligible for permit streamlining.</u></p>	RS; R-2; RS(D-35); RS(D-25)	<p>RSL-5: One-family detached, duplexes and townhouses with maximum 5,000 sf lot area per unit; RSL-3.5: Small one-family detached with 3,500 to 5,000 square foot lot per unit; RSL-2.5: Duplexes, and townhouses and other attached housing types, with 2,500 square foot lot per unit. <u>For parcels in the Housing Element Zoning Overlay, minimum parcel size is 1,200 square feet.</u></p>	8-17
Residential – Low Density Multifamily	<p>This designation is intended for high density townhouses, and low density multi-family residential uses such as garden apartments and condominiums. Typical lot sizes are 2,000 square feet per unit. Residential densities range from 18 to 22 units per net acre.</p>	R-3; RS(D-20)	RLM	18-22

Table 4.2-1A: Residential Land Use Classifications

Land Use Category	Description	Corresponding Existing Zoning	Proposed Zoning	Maximum Density (Units per Net Acre)
Residential – Medium Density Multifamily	This designation is intended for medium density apartments and condominiums. Typical lot sizes are 1,500 square feet per unit. Residential densities range from 23 to 29 units per net acre.	RS(D-3); RS(D-15)	RM	23-29
Residential – Mixed Density	This land use category is intended to provide a variety of housing types near commercial business districts while maintaining the existing character and development pattern of the neighborhood. The housing types include one-family dwellings, duplexes, townhomes, and two-story multi-family residential uses. Residential densities range from 8 to 29 units per net acre based on the lot width, depth, and size.	R-1; R-2; R-3; R-4; RS; RS(D-25); RS(D-3); RS(D-35)	RMX	8-29

Table 4.2-1A: Residential Land Use Classifications

Land Use Category	Description	Corresponding Existing Zoning	Proposed Zoning	Maximum Density (Units per Net Acre)
Residential – Downtown Mixed Use	The Downtown Mixed Use land use category allows for a vertical mix of uses that is uniquely appropriate to the central business district. The primary use is high density multi-family residential with densities ranging from 30 to 60 units per net acre. Ground floor commercial uses are required along Castro Valley Boulevard west of Forest Avenue or Norbridge. Landscaped front yards are required along Castro Valley Boulevard east of Forest Avenue. Ground floor commercial uses are encouraged along other high-traffic streets. <u>Residential is permitted as a primary use on sites listed in the Housing Element Zoning Overlay</u>	Portions of CBD Sub-area 10	CBD-RMU-40; CBD-RMU-60	30-60; ** 1.0 FAR* <u>40-86 units per acre***</u>
<u>Residential 60</u>	<u>Sites identified to implement Housing Element, are located outside the Downtown Specific Plan and are suitable for higher density residential as a primary use.</u>		Residential 60	<u>***60 units per acre</u>
<u>Residential High Density 100</u>	<u>Sites identified to implement Housing Element, are located outside the Downtown Specific Plan and are suitable for highest density residential as a primary use.</u>		<u>High Density Residential 100</u>	<u>***100 units/acre</u>

Table 4.2-1A: Residential Land Use Classifications

Land Use Category	Description	Corresponding Existing Zoning	Proposed Zoning	Maximum Density (Units per Net Acre)
Residential – Downtown Low Density	This designation is for the existing single-family neighborhoods within the CBD Specific Plan Area. Lot sizes are typically 5,000 square feet. One-family detached dwellings and duplexes are allowed.	Portions of CBD Sub-area 11	CBD-R-1 or R-1	10
Residential – Downtown Medium Density	This designation is applied to existing residential areas close to Castro Valley Boulevard commercial areas and the BART station. Housing types include townhouses, condominiums and apartments. Residential densities range dependent on lot size and width.	Portions of CBD Sub-area 11	CBD-RMX or RMX	8-29
<p>* FAR = Floor Area Ratio. Floor Area Ratio is equal to the total square feet of floor area divided by the total square feet of lot area. Floor area excludes areas devoted to parking.</p> <p>** On sites with mixed-use development, commercial density (FAR) and residential density (units per acre) are allowed to be combined, provided that buildings meet all other development standards.</p> <p>*** On sites listed in the <u>Housing Element Zoning Overlay</u>, residential is allowed as a <u>primary use</u> per the described density.</p>				
<p><i>Source: Kahn/Mortimer/Associates and Dyett & Bhatia: 2010, Castro Valley Central Business District Specific Plan, 1993.</i></p>				

B. Table 4.2-1C is amended to read as follows, using ~~strikeouts~~ for deletions, and underline for new text:

Table 4.2-1C: Commercial and Central Business District Land Use Classifications

Land Use Category	Description	Corresponding Existing Zoning Districts	Proposed Zoning	Maximum Intensity (FAR*) and Density (units per acre)
Commercial Land Uses				
Neighborhood Commercial Mixed Use	This designation applies to areas where the primary purpose is for neighborhood-serving retail and commercial service uses. Typical uses include but are not limited to convenience stores, small restaurants, hair salons, and fitness studios. Multi-family residential and live-work uses are allowed above the ground floor. <u>Residential is permitted as a primary use on sites listed in the Housing Element Zoning Overlay</u>	C-N	CNM	1.0; 22 units per net acre** <u>30-60 units per net acre***</u>
Community Service and Office	This land use category is intended for low-intensity office, administrative, retail, and personal service uses.	C-O	CS	1.0
Community Commercial	This designation is intended to provide a wide range of commercial goods and services to meet community needs generally in an auto-oriented setting. Typical uses include community-serving retail and commercial services, comparison retail, and office uses. <u>Residential is permitted as a primary use on sites listed in the Housing Element Zoning Overlay</u>	C-1; C-2; C-N; C-O	CC	1.5 <u>30-60 units per net acre***</u>
General Commercial	This designation is intended for retail and service uses that meet the local, sub-regional, and regional demand. These uses are best located where there is the highest level of automobile access.	C-2	CG	1.0

Central Business District Land Uses (Figure 4-7)

Table 4.2-1C: Commercial and Central Business District Land Use Classifications

Land Use Category	Description	Corresponding Existing Zoning Districts	Proposed Zoning	Maximum Intensity (FAR*) and Density (units per acre)
Low-Intensity Retail	This designation allows land-extensive, auto-oriented uses near the freeway. Typical uses include retail, service, wholesale commercial, and industrial uses with some limited office uses.	CBD Sub-area 1	CBD-1	1.5
Heritage Retail	This designation supports existing pedestrian-oriented retail with continuous frontages. Ground floor retail, commercial services, or medical or dental offices are required. Live-work uses may be allowed behind or above the historic retail frontage on Castro Valley Boulevard or fronting San Carlos Avenue.	Portion of CBD Sub-Area 3	CBD-2	1.0
Downtown Community Commercial	This designation is intended to provide a wide range of commercial goods and services to meet community needs generally in an auto-oriented setting. Typical uses include retail and commercial services, comparison retail, and office uses. Residential is permitted as a primary use on sites listed in the Housing Element Zoning Overlay	Portions of CBD Sub-areas 2, 5, 7, 10	CC or CBD-3	2.0 40-86 units per acre***
Downtown General Commercial	This designation is intended for service-oriented commercial and office uses. Due to the location near the Medical Center and the existing character, offices uses, in particular medical and dental offices are encouraged. Live-work units may be allowed if determined to be appropriate with adjacent uses but not other types of residential uses.	Portion of CBD Sub-Area 3	CBD-4	2.0

Table 4.2-1C: Commercial and Central Business District Land Use Classifications

Land Use Category	Description	Corresponding Existing Zoning Districts	Proposed Zoning	Maximum Intensity (FAR*) and Density (units per acre)
Core Pedestrian Retail	This designation is intended for the intensive pedestrian-oriented retail and service uses that form the heart of the Castro Valley community. Ground floor offices uses will be limited. A public park and parking will be integrated into the Village District. Multi-family residential uses and administrative office uses are allowed above the ground floor or behind retail frontage. Residential is permitted as a primary use on sites listed in the Housing Element Zoning Overlay	Portion of CBD Sub-area 7	CBD-5	2.0; 30-60 units per net acre**; <u>40-86 units per acre***</u>
Entertainment-Theater	This designation is intended to support the regional theater with additional entertainment uses and complementary retail and restaurant uses. The district should be a pedestrian-oriented destination that is well served with parking.	Portion of CBD Sub-area 5	CBD-CE-1	2.0
Regional Retail and Entertainment	This designation is intended to provide for and protect the existing commercial recreation and entertainment uses. Complementary retail, hospitality, and office uses are allowed. Residential is permitted as a primary use on sites listed in the Housing Element Zoning Overlay	Portion of CBD Sub-area 2	CBD-CE-2	2.0 <u>40-86 units per acre***</u>

Table 4.2-1C: Commercial and Central Business District Land Use Classifications

Land Use Category	Description	Corresponding Existing Zoning Districts	Proposed Zoning	Maximum Intensity (FAR*) and Density (units per acre)
Professional-Medical Office	<p>This designation provides for and protects the concentration of medical and professional office uses surrounding Sutter Medical Center Castro Valley. Complementary health-related professional and technical services, nursing homes, retail, and personal services such as fitness centers, day care, and restaurants, parking structures are encouraged.</p>	CBD Sub-area 4	CBD-PM	2.0
Redwood Road Office Commercial	<p>This designation supports high-intensity office development to provide employment opportunities between the Castro Valley BART station and downtown. Complementary retail, personal services such as day care and restaurants, parking structures, and other public facilities are encouraged. High density mixed use and residential uses are allowed west of Redwood Road, adjacent to the Transit Village.</p>	CBD Sub-area 9	TOD-O	2.0
BART Transit Village	<p>This designation is unique to the area adjacent to the Castro Valley BART station which will provide for high-intensity mixed use with residential, office, retail, and parking structures. Pedestrian access to and from the BART station and across Norbridge Avenue is a priority. The maximum residential density is 60 <u>86</u> units per net acre. Residential is permitted as a primary use on sites listed in the Housing Element Zoning Overlay.</p>	CBD Sub-area 8	TOD-R Castro Valley Transit Area (CTA)	2.0; 3.0 3075- 6086 units per net acre**/** *

Table 4.2-1C: Commercial and Central Business District Land Use Classifications

Land Use Category	Description	Corresponding Existing Zoning Districts	Proposed Zoning	Maximum Intensity (FAR*) and Density (units per acre)
Downtown Civic and Community Center	This designation is intended for public facilities including the Castro Valley Library and Alameda County offices.	Portion of CBD Sub-area 10	PF	2.0

* FAR = Floor Area Ratio. Floor Area Ratio is equal to the total square feet of floor area divided by the total square feet of lot area. Floor area excludes areas devoted to parking.

** On sites with mixed-use development, commercial density (FAR) and residential density (units per acre) are allowed to be combined, provided that buildings meet all other development standards.

*** On sites listed in the Housing Element Overlay, residential is allowed as a primary use per the described density.

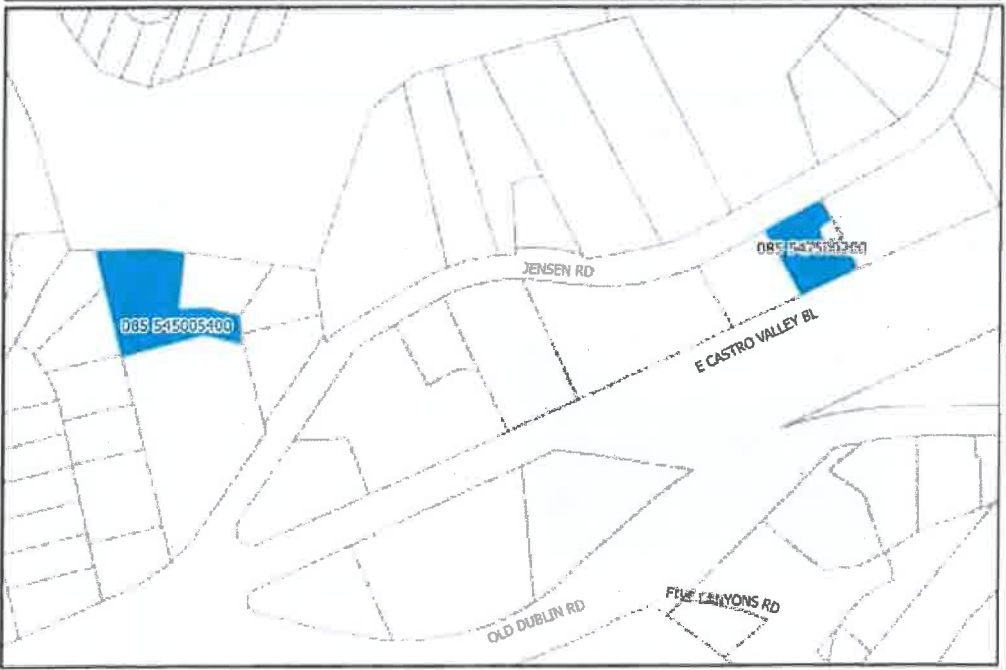
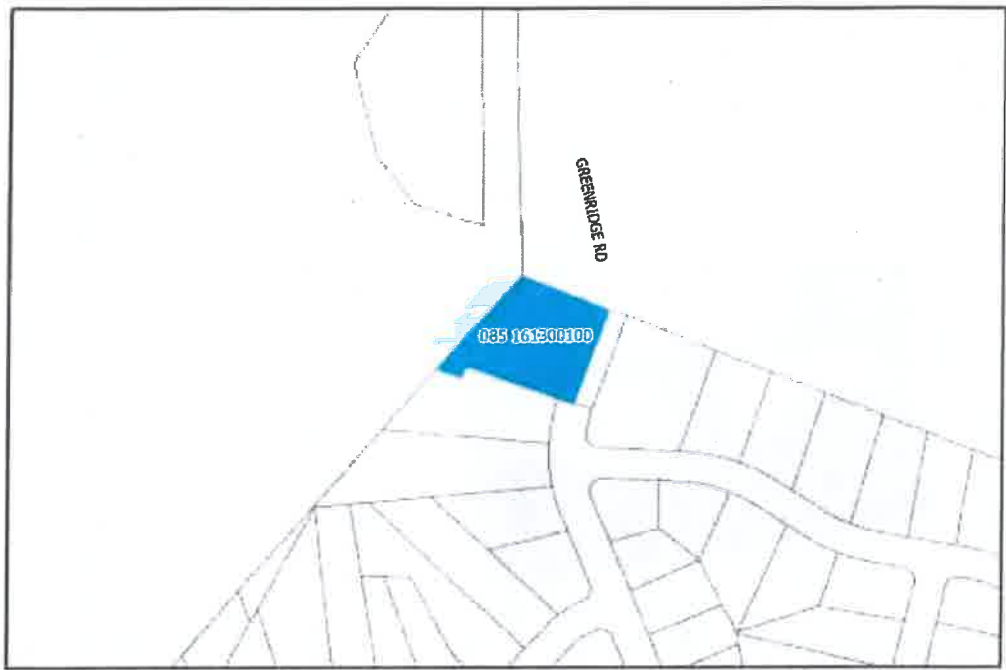
Source: Kahn/Mortimer/Associates and Dyett & Bhatia, 2010; Castro Valley Central Business District Specific Plan, 1993; Castro Valley Redevelopment Strategic Plan, 2006.

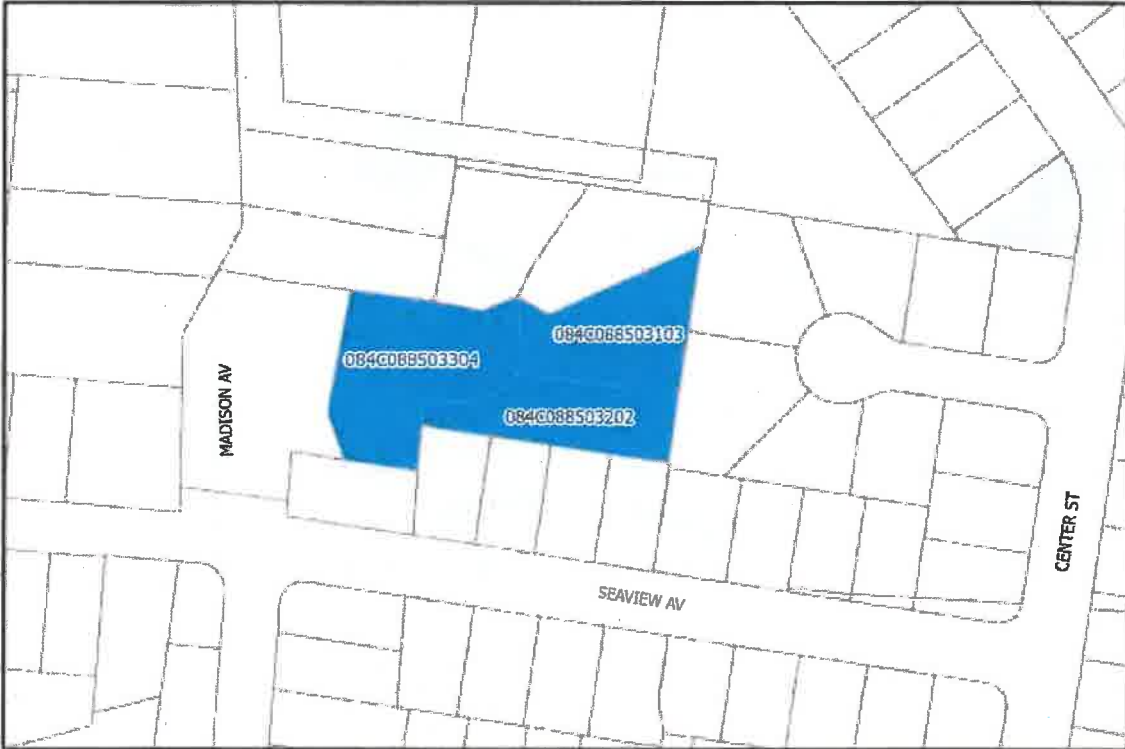
**Section VI
Castro Valley General Plan Map Amendments**

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby adopt the following map amendments to the Castro Valley Area General Plan:

A. Residential Small Lot RSL-17:

APN	From Castro Valley General Plan	To Castro Valley General Plan
80A-209-4	Hillside Residential	Residential Small Lot RSL-17
80A-221-40	Hillside Residential	Residential Small Lot RSL-17
84B-570-123-3	Residential Single Family	Residential Small Lot RSL-17
84C-1064-26	Residential Single Family	Residential Small Lot RSL-17
84C-1064-27	Residential Single Family	Residential Small Lot RSL-17
84C-1064-28	Residential Single Family	Residential Small Lot RSL-17
84C-885-31-3	Rural Residential	Residential Small Lot RSL-17
84C-885-32-2	Rural Residential	Residential Small Lot RSL-17
84C-885-33-4	Rural Residential	Residential Small Lot RSL-17
84C-885-34-2	Rural Residential	Residential Small Lot RSL-17
85-1613-1	Hillside Residential	Residential Small Lot RSL-17
85-5450-54	Residential Single Family	Residential Small Lot RSL-17
85-5475-2	Rural Residential	Residential Small Lot RSL-17





B. Residential 60:

APN	From Castro Valley General Plan	To Castro Valley General Plan
415-160-14	Residential Low Density Multi-Family	Residential 60
415-160-15	Residential Low Density Multi-Family	Residential 60
415-160-16	Residential Low Density Multi-Family	Residential 60
415-160-18	Residential Low Density Multi-Family	Residential 60
415-160-53	Residential Low Density Multi-Family	Residential 60
84B-550-1-1	Residential Single Family	Residential 60
84B-553-1-4	Residential Single Family	Residential 60
84B-553-14-3	Residential Single Family	Residential 60
84B-553-16	Residential Single Family	Residential 60
84B-553-1-6	Residential Single Family	Residential 60





C. Residential – Low Density Multifamily:

APN	From Castro Valley General Plan	To Castro Valley General Plan
416-40-44	Schools	Residential - Low Density Multifamily



Section VII
Eden Area General Plan Text Amendments

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby adopt the following text amendments to the Eden Area General Plan, using ~~strikeouts~~ for deletions, and underline for new text:

A. [Page 3-29] 8. School (S) This designation identifies publicly owned or operated educational facilities of all sizes serving all age groups in the Eden Area. The designation also includes sites that are owned or used by the school districts for school-related purposes such as maintenance or corporation yards as well as parcels which are leased to private entities. Sites designated as 'School' may also be developed as residential uses at a density comparable to surrounding uses if the school district which owns them determines that they are no longer needed for educational purposes. Housing Element sites may be of a higher density than surrounding land uses.

B. [Page 3-29] 9. Bay Fair Transit Area (BTA). This designation is a Priority Site for implementation of the 2023-2031 Housing Element and is being reclassified for compliance with AB 2923 [California Public Utilities Code sections 29010.1-29010.12 (2018)]. A significant project is contemplated at this site in conjunction with BART, and in coordination with the City of San Leandro, including the redevelopment/reuse of the City's site at the Bayfair Mall. The County portion of the BTA site is zoned up to 125 units per acre and allows commercial uses as a secondary use at an FAR of 1.0. The site is envisioned to be primarily a new residential neighborhood with ancillary BART-related and small-scale commercial uses.

C. TABLE 3-2 - is amended as follows:

Land Use Designation	Number of Acres	Allowed Density/ Intensity^{a,b}
Low Density Residential (LDR)	1,136.1	0-9 DU/AC
Low-Medium Density Residential (LMDR)	371.9	7-12 DU/AC
Medium Density Residential (MDR)	683.4	10-22 DU/AC
Medium-High Density Residential (MHDR)	15.5	22-43 DU/AC
High Density Residential (HDR)	9.4	43-86 DU/AC
Medium Density Residential and General Commercial as a Secondary Use (MDR/GC)	8.3	10-22 DU/AC 1.0 FAR
Medium-High Density Residential and General Commercial as a Secondary Use (MHDR/GC)	7.4	22-43 DU/AC 1.0 FAR
High Density Residential and General Commercial as a Secondary Use (HDR/GC)	7.5	43-86 DU/AC 1.0 FAR
General Commercial (GC)	46.0	1.0 FAR

General Commercial and Low-Medium Density Residential as a Secondary Use (CG/LMDR)	6.4	1.0 FAR 7-12 DU/AC
General Commercial and Medium Density Residential as a Secondary Use (GC/MDR)	59.6	1.0 FAR 10-22 DU/AC
General Commercial and Medium-High Density Residential as a Secondary Use (GC/MHDR)	71.5	1.0 FAR 22-43 DU/AC
General Commercial and High Density Residential as a Secondary Use (GC/HDR)	38.8	1.0 FAR 43-86 DU/AC
Bay Fair Transit Area High Density Residential and General Commercial as a secondary use (BTA-HDR/GC)	7.1	125 DU/AC 1.0 FAR
Light Industrial (I)	116.8 ^c	0.5 FAR
Research and Development/Office (R&D/O)	116.8 ^c	1.0 FAR
San Lorenzo Specific Plan Area (SLSPA)	28.7	19.5 DU/AC (average for the District) 230,000 square feet of C&P
Public (Pub)	207.5	1.5 FAR
Park (P)	77.6	N/A
School (S)	210.9	N/A-10-22 DU/AC
Total Acres	3,094.7	

^a DU/AC stands for dwelling units per acre.

^b FAR stands for Floor Area Ratio.

^c The acreage for both Industrial and Research and Development/Office covers the same parcels as these two designations are used simultaneously in this General Plan. Thus, this acreage is only counted once in the Total Acreage for the Eden Area.

Source: Design, Community & Environment.

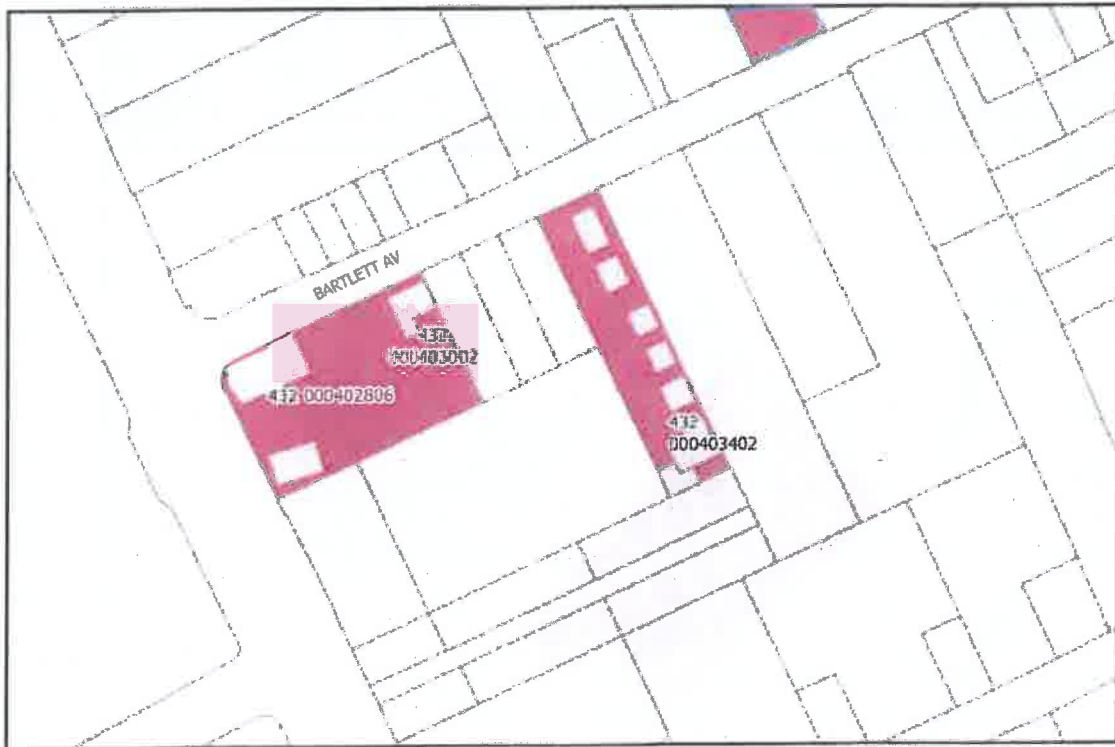
Section VIII Eden Area General Plan Map Amendments

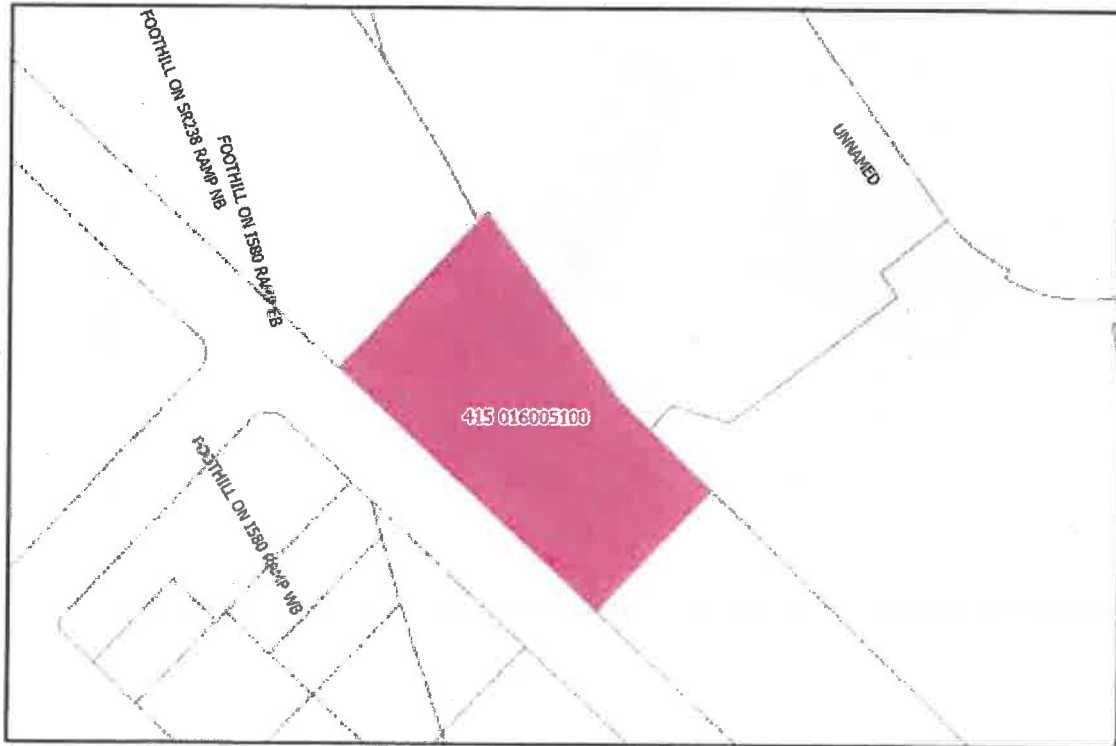
NOW, THEREFORE, BE IT RESOLVED that the Board does hereby adopt the following map amendments to the Eden Area General Plan:

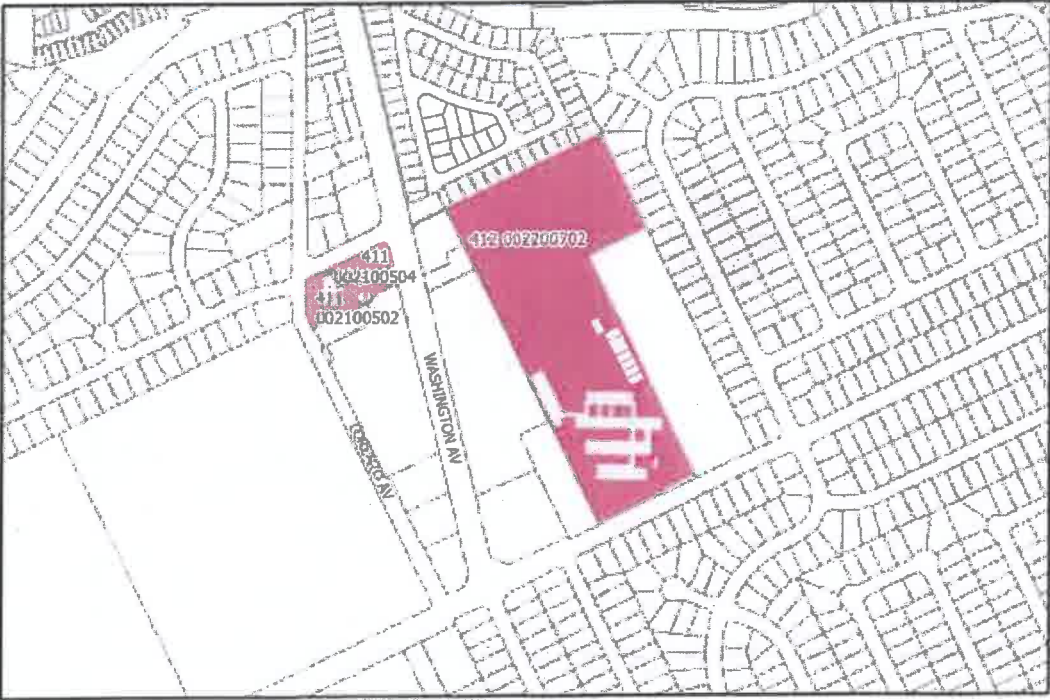
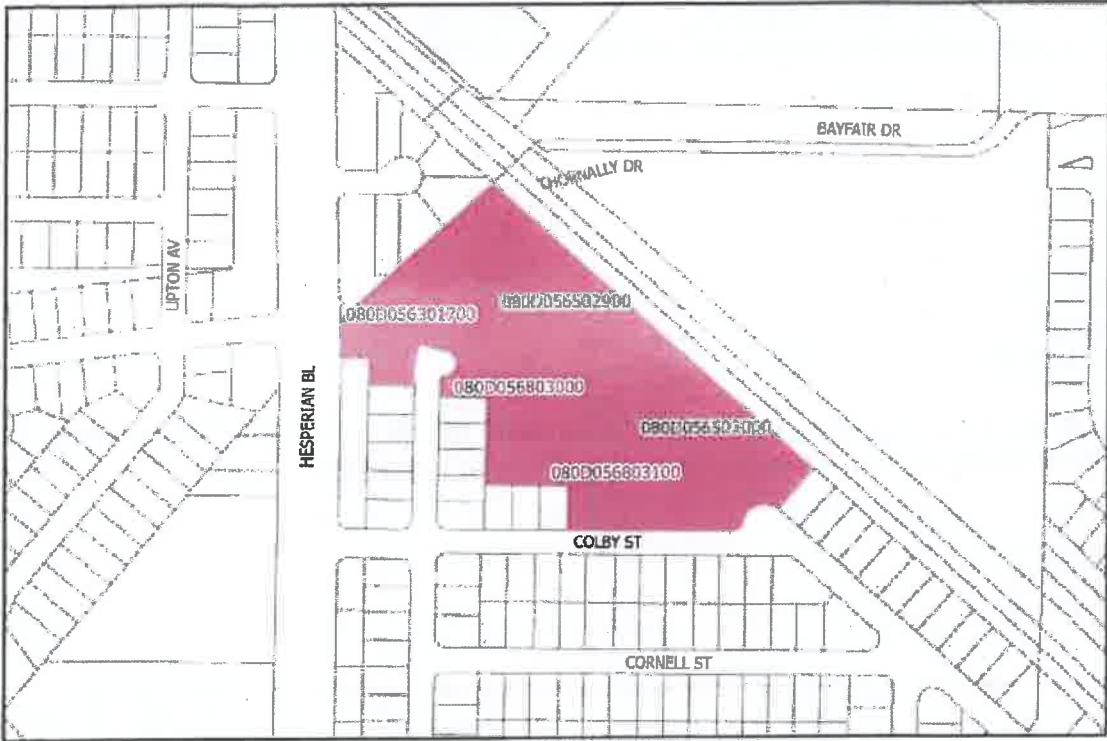
A. FIGURE 3-4A GENERAL PLAN LAND USE DESIGNATIONS is amended to **change** the following parcels

APN	From Eden Area General Plan	To Eden Area General Plan
411-91-2	General Commercial	Medium High Density Residential
413-23-43-3	Medium Density Residential	Medium High Density Residential
413-23-43-4	Medium Density Residential	Medium High Density Residential
413-23-67-4	Medium Density Residential	Medium High Density Residential

432-4-30-2	Medium Density Residential	Medium High Density Residential
80D-566-36-1	Low Density Residential	Medium High Density Residential
412-22-7-2	School	Medium Density Residential, School
411-21-5-2	Medium Density Residential	High Density Residential
411-21-5-4	General Commercial	High Density Residential
413-15-33-2	Public	High Density Residential
415-160-51	Medium High Density Residential	High Density Residential
432-4-34-2	Medium Density Residential	High Density Residential
412-87-78	Medium Density Residential	High Density Residential
80D-563-17	High Density Residential	Bay Fair Transit Area
80D-565-29	High Density Residential	Bay Fair Transit Area
80D-565-30	High Density Residential	Bay Fair Transit Area
80D-568-30	High Density Residential	Bay Fair Transit Area
80D-568-31	High Density Residential	Bay Fair Transit Area







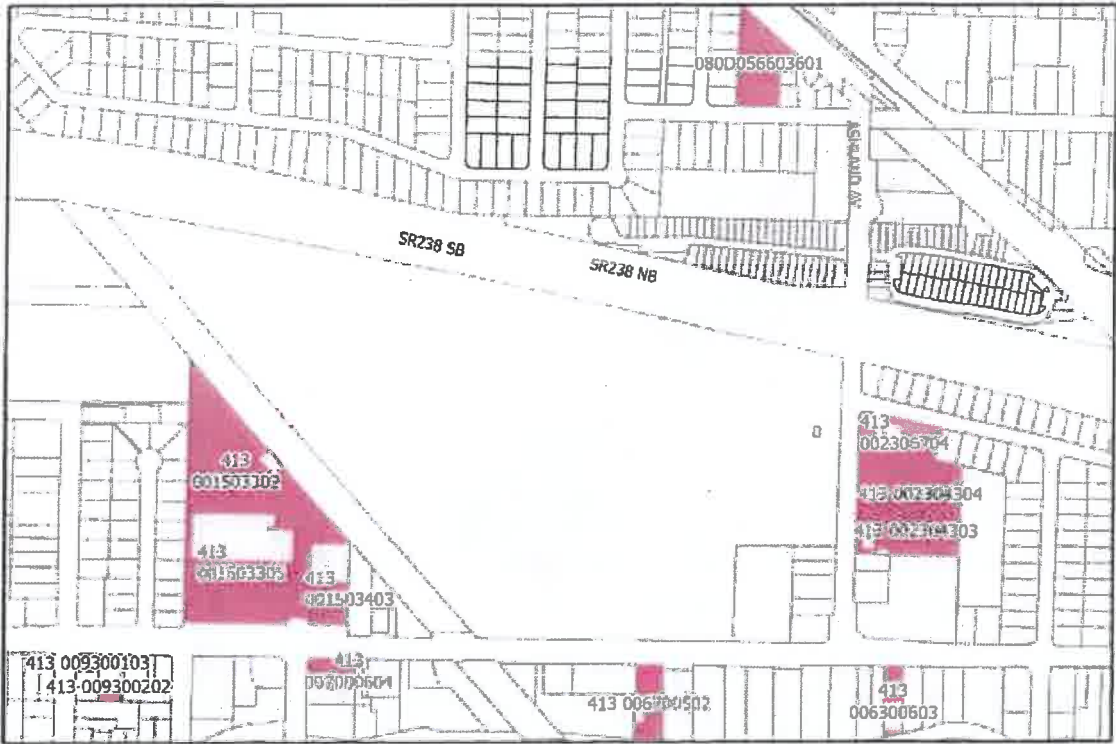
B. FIGURE 3-4B GENERAL PLAN LAND USE RESIDENTIAL OVERLAYS is amended to **add** the following parcels into the category of **Medium-High Density Residential**:

APN
413-63-6-3
413-67-5-2
413-70-6-4
413-93-1-3
413-93-2-2
429-10-59-2

C. FIGURE 3-4B GENERAL PLAN LAND USE RESIDENTIAL OVERLAYS is amended to **add** the following parcels into the category of **High Density Residential**.

APN
413-15-33-5
413-15-34-3



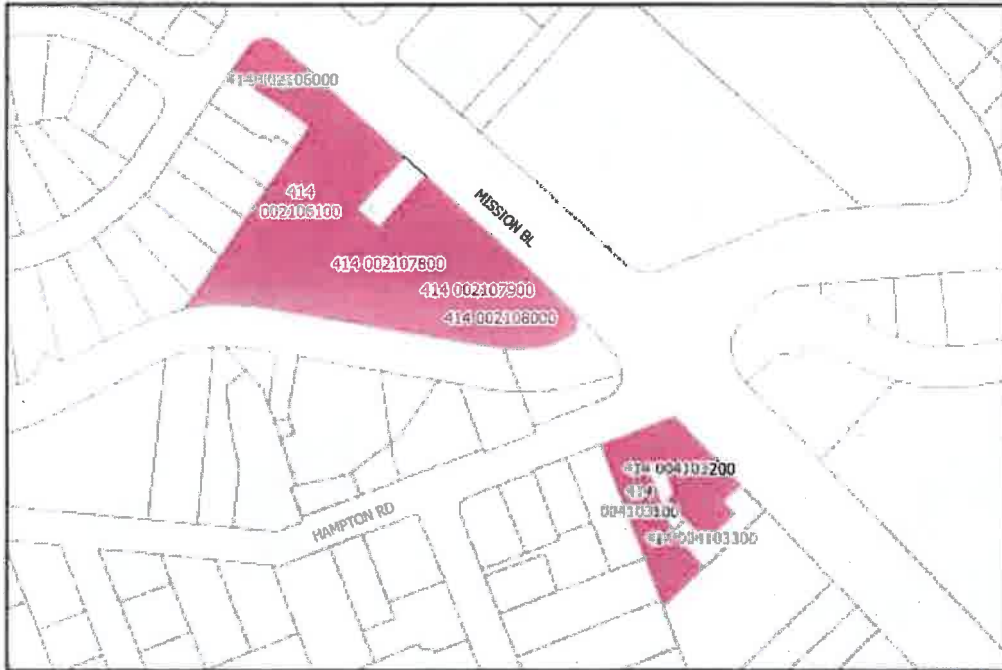


D. FIGURE 3-4B GENERAL PLAN LAND USE RESIDENTIAL OVERLAYS is amended to **add** the following parcel into the category of **Medium Density Residential**.

APN
432-4-28-6

E. FIGURE 3-4B GENERAL PLAN LAND USE RESIDENTIAL OVERLAYS is amended to **change** the following parcels from **Medium-High Density Residential** into the category of **High Density Residential**:

APN
414-41-31
414-41-32
414-41-33
80B-300-11
414-21-61
414-21-78
414-21-79
414-21-60
414-21-80



Section IX
Fairview Area Specific Plan Text Amendments

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby adopt the following text amendments to the Fairview Area Specific Plan, using ~~strikeouts~~ for deletions, and underline for new text:

- A. [Page 3-12] Add a new definition "Small Lot Residential" This designation is applied to

sites to implement the 2023-2031 Housing Element and can include a variety of attached housing types including but not limited to apartments, townhomes, and flats. Many of the parcels with this designation are vacant land zoned for residential use at density ranging from 9 to 17 units per acre. Lot sizes can range but should not be smaller than 1,200 square feet. Projects 10 units and less built on vacant land can benefit from a streamlined ministerial approval process and are encouraged (see SB1123).

B. Add a new definition:

“Medium High Density Residential” This designation is applied to sites to implement the 2023-2031 Housing Element and can include a variety of attached housing types including but not limited to apartments, townhomes, and flats and small/tiny homes. The density range is 22 to 29 units per acre. The Residential use is the primary use, and community serving uses are secondary, and can be allowed but are not required. As these are higher residential density sites, neighborhood and community serving uses such as community facilities, commercial uses (such as grocery stores, banks, restaurants, and other small businesses) and institutional uses are permitted as a secondary use with a maximum Floor Area Ratio of 1.0.

~~C. (f) Commercial. This category corresponds to areas that are appropriate for neighborhood serving and general commercial uses such as grocery stores, banks, restaurants, and other small businesses. The maximum allowable floor area ratio on these properties is 1.0. Residential uses are discouraged on these properties in order to maintain opportunities for businesses serving Fairview residents. Only two parcels in Fairview have this designation, and their continued use with activities serving the local community is encouraged. Parcels with this designation have Commercial zoning.~~

Section X
Fairview Area Specific Plan Map Amendments

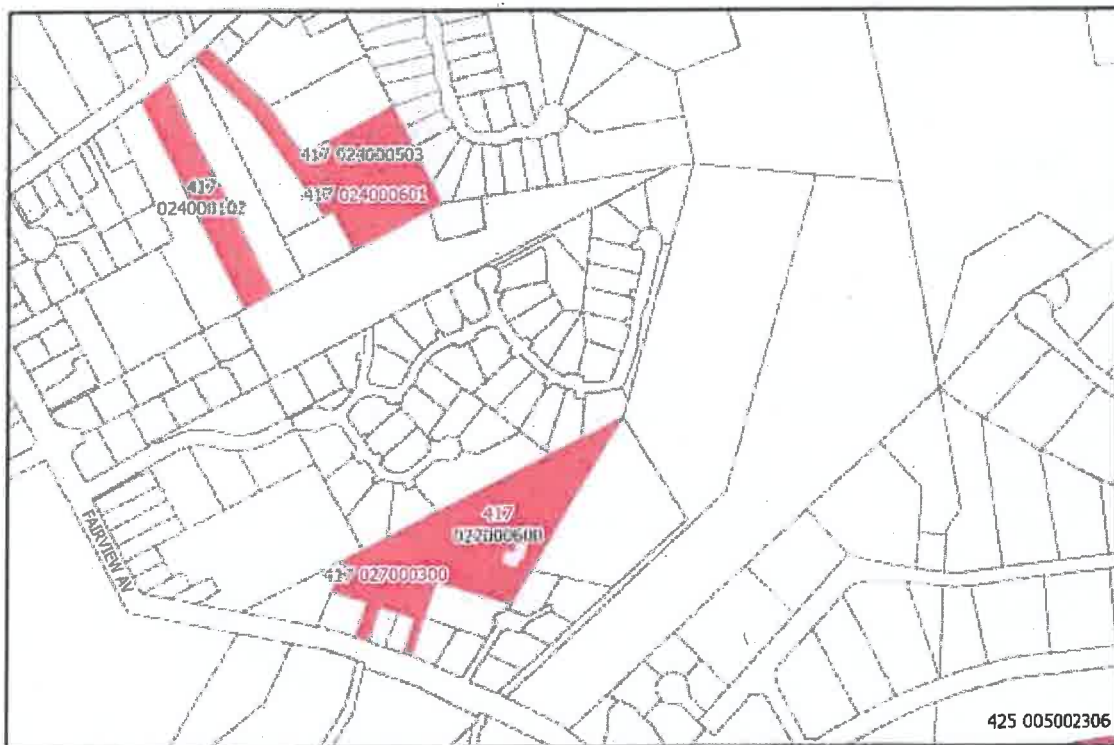
NOW, THEREFORE, BE IT RESOLVED that the Board does hereby adopt the following map amendments to the Fairview Area Specific Plan:

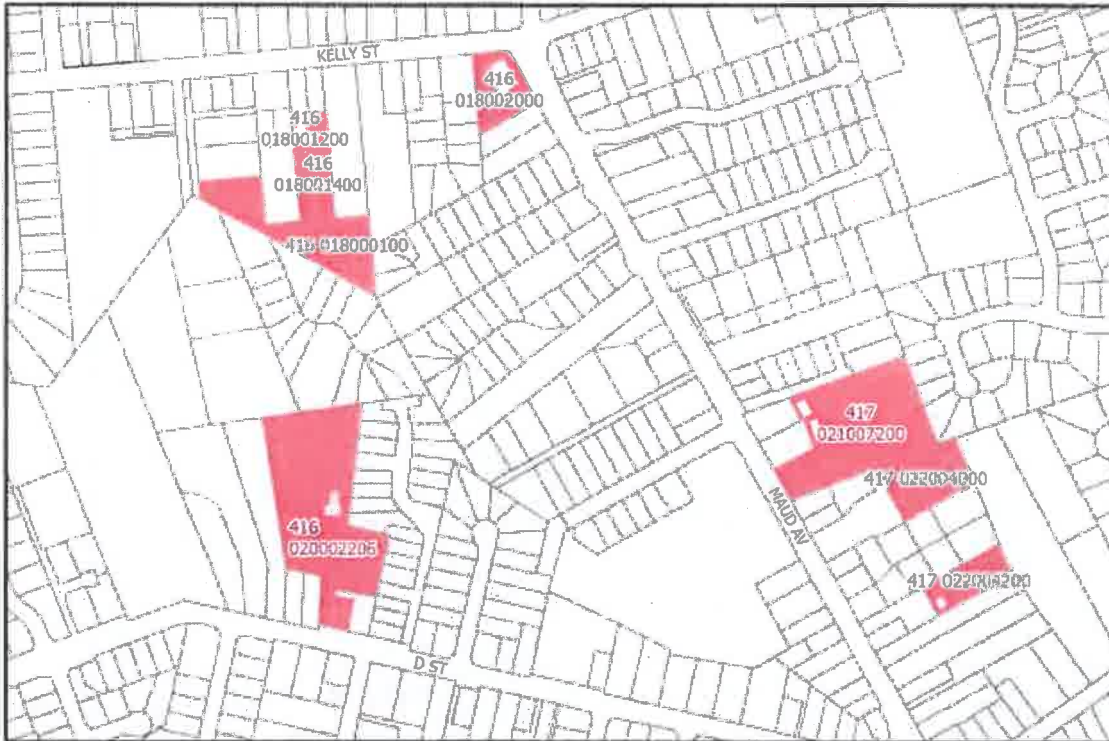
A. FIGURE 3-1 LAND USE MAP DESIGNATIONS is amended to **change** the following parcels:

APN	From Fairview Land Use Map	To Fairview Land Use Map
416-180-1	Low Density Residential	Small Lot Residential
416-180-12	Low Density Residential	Small Lot Residential
416-180-14	Low Density Residential	Small Lot Residential
417-210-72	Very Low Density Residential	Small Lot Residential
417-220-40	Very Low Density Residential	Small Lot Residential
417-220-42	Very Low Density Residential	Small Lot Residential
417-240-1-2	Very Low Density Residential	Small Lot Residential
417-240-5-3	Very Low Density Residential	Small Lot Residential
417-240-6-1	Very Low Density Residential	Small Lot Residential
417-270-3	Very Low Density Residential	Small Lot Residential

417-270-6	Very Low Density Residential	Small Lot Residential
425-10-6	Very Low Density Residential	Small Lot Residential
425-50-22-1	Rural Residential	Small Lot Residential
425-50-23-6	Rural Residential	Small Lot Residential
425-50-25-2	Rural Residential	Small Lot Residential
425-90-44	Very Low Density Residential	Small Lot Residential
425-90-45	Very Low Density Residential	Small Lot Residential
426-120-17	Low Density Residential	Small Lot Residential
426-160-91	Low Density Residential	Small Lot Residential
426-170-13	Low Density Residential	Small Lot Residential
426-170-14-2	Low Density Residential	Small Lot Residential
426-170-16	Low Density Residential	Small Lot Residential
426-170-9	Low Density Residential	Small Lot Residential
426-180-44	Low Density Residential	Small Lot Residential
426-50-10	Very Low Density Residential	Small Lot Residential
426-50-12	Very Low Density Residential	Small Lot Residential
416-200-22-6	Low Density Residential	Small Lot Residential
416-180-20	Low Density Residential	Medium High Density Residential









Section XI
Ashland Cherryland Business District Specific Plan Text

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby adopt the following text amendments to the **Ashland Cherryland Business District (ACBD) Specific Plan**, using strikeouts for deletions, and underline for new text:

- A. 6.1.2 Applicability of Standards [add section 7].

7. Housing Element Zoning Overlay

This overlay is intended to implement the 2023-2031 6th Cycle Housing Element. Parcels within the overlay are allowed Residential uses as the primary use. Commercial uses are permitted as provided for in the plan but are not required.

- B. Table 6.2.1 is amended to read as follows:

TABLE 6.2.1 ZONES	
Zone	Description
District Mixed Use [DMU]	General applicability. Ashland and Cherryland Districts. Intent. To provide a vibrant, walkable urban main street mixed-use commercial environment that supports public transportation alternatives and provides locally- and regionally-serving commercial, retail, and entertainment uses, as well as a variety of urban housing choices. <u>In the Housing Element Zoning Overlay Residential uses are permitted as a primary use at the densities permitted by Table 6.2.2</u>

District Commercial [DC]	<p>General applicability. Four Corners District.</p> <p>Intent. To provide a vibrant, walkable urban main street commercial environment that serves as the focal point for the surrounding neighborhoods and provides locally- and regionally-serving commercial, retail, and entertainment uses. <u>In the Housing Element Zoning Overlay Residential uses are permitted as a primary use at the densities permitted by Table 6.2.2</u></p>
Bayfair Corridor [BC]	<p>General applicability. Bayfair Corridor</p> <p>Intent. To provide a vibrant mixed-use environment adjacent to public transit that strengthens present and future commercial opportunities, serves daily needs of surrounding neighborhood residents, and accommodates growth and infill.</p>
Corridor Mixed-Use - Residential [CMU-R]	<p>General applicability. Cherryland Corridor</p> <p>Intent. To provide an urban form that can accommodate a very diverse range of uses, including mixed-use and commercial services, to encourage revitalization and investment. Commercial allowed as a secondary use.</p>
Corridor Mixed-Use - Commercial [CMU-C]	<p>General applicability. West Eden and Cherryland Corridors</p> <p>Intent. To support neighborhood-serving commercial uses on small and medium- sized lots in various structures, including house form building types. Residential allowed as a secondary use, <u>except in the Housing Element Zoning Overlay in which case Residential uses are also permitted as a primary use.</u></p>
Corridor Neighborhood - Commercial [CN-C]	<p>General applicability. West Eden Corridor</p> <p>Intent. To support neighborhood-serving commercial uses on small and medium- sized lots in various structures, including house form building types. Residential allowed as a secondary use.</p>
Corridor Neighborhood [CN]	<p>General applicability. Central Lewelling Corridor</p> <p>Intent. To accommodate a variety of uses appropriate in a neighborhood setting such as medium density housing choices and a limited amount of retail, commercial, and office uses as allowed in the Eden Area General Plan. <u>In the Housing Element Zoning Overlay Residential uses are permitted as a primary use at the densities permitted by Table 6.2.2.</u></p>
Residential [R]	<p>General applicability. Four Corners and Central Lewelling Neighborhoods</p> <p>Intent. To preserve existing and allow new small-to-medium lot detached homes and reinforce their role within a walkable neighborhood.</p>
Public [P]	<p>General applicability. San Lorenzo High School, San Lorenzo Cemetery</p> <p>Intent. To allow for public serving uses such as schools.</p>
Open Space [OS]	<p>General applicability. Meek Estate Park</p> <p>Intent. To preserve land for parks and open space for active or passive recreational use.</p>

Auto Overlay [A-O]

General applicability. Cherryland Corridor

Intent. To establish an area where auto related businesses are allowed by right in order to implement policies and programs in the Ashland and Cherryland Business

District Specific Plan. The zone will accommodate a variety of uses and jobs to reduce displacement and concentrate auto uses.

C. Table 6.2.2 is amended to read as follows:

TABLE 6.2.2 ALLOWED LAND USES (1)											
Land Use Type	Specific Use Standards	ZONING									
		DM U	DC	EC	CMU- C	CMU- R (2)	CMC	CN (3)	R	P	OS
Key: P = Allowed by Right MUP = Minor Use Permit Required - = Use Not Allowed CUP = Conditional Use Permit Required TUP = Temporary Use Permit Required											
Entertainment and Recreation											
Adult entertainment activity		-	-	-	-	-	-	-	-	-	-
Health/Fitness facility <5,000 sf		MU P	MUP	MUP	MUP	-	-	-	-	-	-
Health/Fitness facility >5,000 sf		CUP	CUP	CUP	CUP	-	-	-	-	-	-
Indoor/Outdoor Recreation		CUP	CUP	-	CUP	-	-	-	-	-	MU P
Park, playground (4)		P	P	P	P	P	P	P	P	P	P
Studio: art, dance, martial arts, music, etc.		P	P	P	P	P (2)	P	P (3)	-	-	-
Theater, cinema, or performing arts		P	P	P	P	P (2)	-	-	-	-	-
Office, Civic, and Public Assembly											
Government		P	P	P	P	P	P	P (3)	P	P	-
Library, museum, or art gallery		P	P	P	P	P (2)	-	-	-	-	MU P
Office, general		P	P	P	P	-	P	P (3)	-	-	-
Meeting facility, public or private		P	P	P	P	-	-	-	CUP	-	MU P
School, public or private		MU P	MUP	MUP	P	-	-	-	CUP	P	-
Restaurant and Food											
Drive-through Restaurant	Section 6.2.5.2	-	-	-	MUP	-	-	-	-	-	-
Micro-Brewery	Section 6.2.5.1	CUP	CUP	CUP	CUP	-	-	-	-	-	-
Pub/Bar/Tavern	Section 6.2.5.1	CUP	CUP	CUP	CUP	-	-	-	-	-	-
Restaurant, café, coffee shop (May include alcohol sales)		P	P	P	P	P (2)	P	MU P (3)	-	-	-

TABLE 6.2.2 ALLOWED LAND USES (1)											
Land Use Type	Specific Use Standards	Zoning									
		DM U	DC	BC	OML C	OMU R (2)	OMC	ON (3)	R	P	OS
<p>Key: P = Allowed by Right MUP = Minor Use Permit Required - = Use Not Allowed</p> <p style="text-align: right;">CUP = Conditional Use Permit Required TUP = Temporary Use Permit Required</p>											
w/ Outside dining	Section 6.2.5.6	P	P	P	P	MUP (2)	-	MUP (3)	-	-	-
Retail											
Alcohol Outlet	Section 6.2.5.1	CUP	CU P	CU P	CUP	-	-	-	-	-	-
Tobacco Outlet		CUP	CU P	CU P	CUP	-	-	-	-	-	-
General Retail < 10,000 sq. ft.		P	P	P	P	P (2)	P	P (3)	-	-	-
General Retail > 10,001 sq. ft.		P	P	P	MUP	-	-	-	-	-	-
General Retail w/ onsite production		P	P	P	P	-	P	P (3)	-	-	-
Second hand/thrift stores		P	P	P	P	P (2)	P	P (3)	-	-	-
Services											
Bail bonds/check cashing		-	-	-	P	-	CUP	CUP (3)	-	-	-
Business service		P	P	P	P	P (2)	P	P (3)	-	-	-
w/ drive through service	Section 6.2.5.2	MU P	MU P	MU P	MUP	MUP (2)	-	MUP (3)	-	-	-
Care facility for the Elderly <7		P	P	P	P	P	P	P	P	-	-
Care facility for the Elderly >7		CUP	CU P	CU P	CUP	CUP (2)	CUP	CUP (3)	CUP	-	-
Commercial services		MU P	MU P	P	P	P (2)	P	P (3)	-	-	-
Day Care small < 9 (6)		P	P	P	P	P	P	P	P	-	-
Day Care large 9-14 (6)		P	P	P	P	P (2)	P	P (3)	-	-	-
Day Care center >14		CUP	CU P	CU P	MUP	MUP (2)	MUP	MUP (3)	CUP	-	-
Emergency Shelter	ACGOC 17.52.116 0-	CUP	CU P	CU P	CUP	-	CUP	CU P (3)	-	-	-

	1165											
Funeral Home/ Mortuary (5)		P	P	P	P	P	CUP	CUP	-	-	-	
Hotel/Motel		P	P	P	P	-	-	-	-	-	-	
Laundromat/Dry Cleaning		P	P	P	P	P (2)	-	P (3)	-	-	-	

TABLE 6.2.2 ALLOWED LAND USES (1)												
Land Use Type	Specific Use Standards	ZONES										
		DM LI	DC	BC	CMR- C	CMR- R (2)	CNC	ON (3)	R	P	OS	
<p>Key: P = Allowed by Right MUP = Minor Use Permit Required - = Use Not Allowed CUP = Conditional Use Permit Required TUP = Temporary Use Permit Required</p>												
Medical or residential care facility <7	ACGOC 17.54.133	P	P	P	P	P (2)	P	P	P	-	-	
Medical or residential care facility >7		CUP	CUP	CUP	CUP	-	CUP	CU P (3)	CUP	-	-	
Medical Services		P	P	P	P	-	P	P (3)	-	-	-	
Personal services		P	P	P	P	P (2)	P	P (3)	-	-	-	
Personal services-restricted		CUP	CUP	CUP	MUP	-	-	-	-	-	-	
Repair, commercial (non-vehicular)		-	-	-	P	-	-	-	-	-	-	
Storage Garage		-	-	-	-	-	-	-	-	-	-	
Transitional and Supportive Housing	ACGOC 17.54.133	P	P	P	P	P	P	P	P	-	-	
Residential												
Accessory Building		P	-	P	P	P	P	P	P	-	-	
Dwelling: Multi-Family		P (7)	P (7)	P (7)	P (7)	P	P (7)	P (3)	P	-	-	
Dwelling: Single Family		-	-	-	P (7)	P	P (7)	P (3)	P	-	-	
Home Occupation, no clients		P	P	P	P	P	P (7)	P (3)	P	-	-	
Home Occupation, with clients	Section 6.2.5.3	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP			
Live/work unit		P (7)	-	P (7)	P (7)	P	P	P	-	-	-	

Mixed-Use	Section 6.2.5.4	P (7) (8)	P (7) (9)	P (7) (9)	P (7) (9)	P (2) (10)	P (7) (9)	-	-	-	-
Single Room Occupancy	ACGOC 17.54.134	P (7)	P (7)	P (7)	P (7)	P	-	-	-	-	-
Automobile Related											
Car Wash		-	-	CUP	CUP (11)	CUP (11)	CUP	(11)	-	-	-
Commercial vehicle sales, rental, storage		-	-	-	-	-	-	-	-	-	-
Gas Station		-	-	CUP	CUP (11)	CUP (11)	CUP	(11)	-	-	-
Automobile Sales, Rentals (new/used)		-	-	-	CUP (11)	CUP (11)	CUP	(11)	-	-	-

TABLE 6.2.2 ALLOWED LAND USES (1)											
Land Use Type	Specific Use Standards	E ²¹¹									
		DM U	DC	BC	CMU- D	CMU- R (2)	CN-C	CN (3)	R	P	OS
<p>Key: P = Allowed by Right MUP = Minor Use Permit Required - = Use Not Allowed CUP = Conditional Use Permit Required TUP = Temporary Use Permit Required</p>											
Repair, commercial (motor vehicles)		-	-	-	CUP (11)	CUP (11)	CUP	(11)	-	-	-
Parking facility		CUP	CUP	CUP	CUP (11)	CUP (11)	CUP	(11)	-	-	-
Towing, Impound Storage Facilities		-	-	-	-	-	-	-	-	-	-
Other											
Temporary Use/ Structure	Section 6.2.5.7	TUP	TUP	TUP	TUP	TUP (2)	TUP	TUP (3)	-	TU P	TU P
Transit Station		P	P	P	P	-	P	-	-	P	-

Notes:

1. For uses not listed in this table, use determination will be made through Planning Commission hearing. See ACGOC 17.54.050 - Uses not listed—Procedure.
2. Commercial only allowed as a secondary use.
3. Commercial allowed on parcels designated General Commercial in the General Plan and Residential uses allowed on parcels designated Residential in the General Plan. In the Housing Element Zoning Overlay Residential uses are permitted as a primary use at the densities permitted by Table 6.2.2
4. CUP required at the following intersections: Ashland Ave/ E. 14th Street, Mattox Rd/Mission Blvd, E. Lewelling Blvd/Mission Blvd key intersections, and Hesperian Blvd/Lewelling Blvd.
5. CUP required if includes an accessory crematorium.
6. Up to eight children allowed in a small day care and up to 14 children allowed in a large day care if (a) At least one child is enrolled in and attending kindergarten or elementary school and a second child is at least six years of age. (b) No more than two infants are cared for during any time when more than six children are cared for. (c) The licensee notifies each parent that the facility is caring for two additional school age children and that there may be up to seven or eight children in the home at one time. (d) The licensee obtains the written consent of the property owner when the family day care home is operated on property that is leased or rented.
7. Residential only allowed as a secondary use. In the Housing Element Zoning Overlay Residential uses are permitted as a primary use at the densities permitted by Table 6.2.2
8. For Commercial/residential mixed use. Vertical mixed use, when residential is located above a ground floor non-residential use, is required. Horizontal mixed-use, when a residential use is located on the ground floor behind a non-residential use facing a major arterial, is allowed only if there is also vertical mixed use on the site.
9. For Commercial/Residential mixed use. Vertical and horizontal mixed use allowed.
10. For Residential/Commercial mixed use. Vertical and horizontal mixed use allowed.
11. Use is allowed by right for property located within the Auto Overlay Zone, see Table 6.2.1 and Figure 6.2.1.

C. Development Standards – Table 6.2.3:

TABLE 6.2.3 DEVELOPMENT STANDARDS														
Development Standards	Zoning													
	DMU/DC		BC		CMU-C/CMUR		CNCN-C R		R		P		OS	
Building Placement	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max
Setbacks (distance from ROW)														
Front	Per Frontage Requirement Section 6.3								(8)	20'	10'	n/a	n/a	n/a
Side Street	n/a	0'	n/a	0'	n/a	n/a	n/a	10'	n/a	20'	15'	n/a	n/a	n/a
Side	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	5'	n/a	5'	n/a	n/a	n/a
Rear	5'	n/a	5'	n/a	5'	n/a	20'	n/a	20'	n/a	n/a	n/a	n/a	n/a
Adjacent to Residential	15'	n/a	15'	n/a	10'	n/a	n/a	n/a	n/a	n/a	15'	n/a	n/a	n/a
Lot Requirements	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max
Lot Coverage (max)	n/a	90%	n/a	90%	n/a	75%	n/a	70%	n/a	60%	n/a	50%	n/a	10%
Floor Area Ratio (FAR)	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max
	0.5 (1)	2.5	n/a	2.5	n/a	1.0	n/a	1.0	n/a	1.0	n/a	1.0	n/a	1.0
Density	Max		Max		Max		Max		Max		Max		Max	
	86 du/ac <u>For parcels in the Housing Element Overlay Zone there is also a minimum density of 43 du/ac</u>		43 du/ac		CMU-R: 12 du/ac CMU-C: 43 du/ac <u>86 du/ac for parcels in the Housing Element Overlay Zone</u>		22 du/ac 43 du/ac <u>for parcels in the Housing Element Overlay Zone</u>		R-1 9 du/ac R-2 22 du/ac R-3 22-43 du/ac		n/a		n/a	
Building Form	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max
Height														
Stories	n/a	5 (2)	n/a	4(3)	n/a	3.5 (3)	n/a	2.5	n/a	2.5	n/a	4(3)	n/a	n/a
Feet (4)	25'	75'	n/a	55'	n/a	45'	n/a	35'	n/a	35'	n/a	55'	n/a	n/a

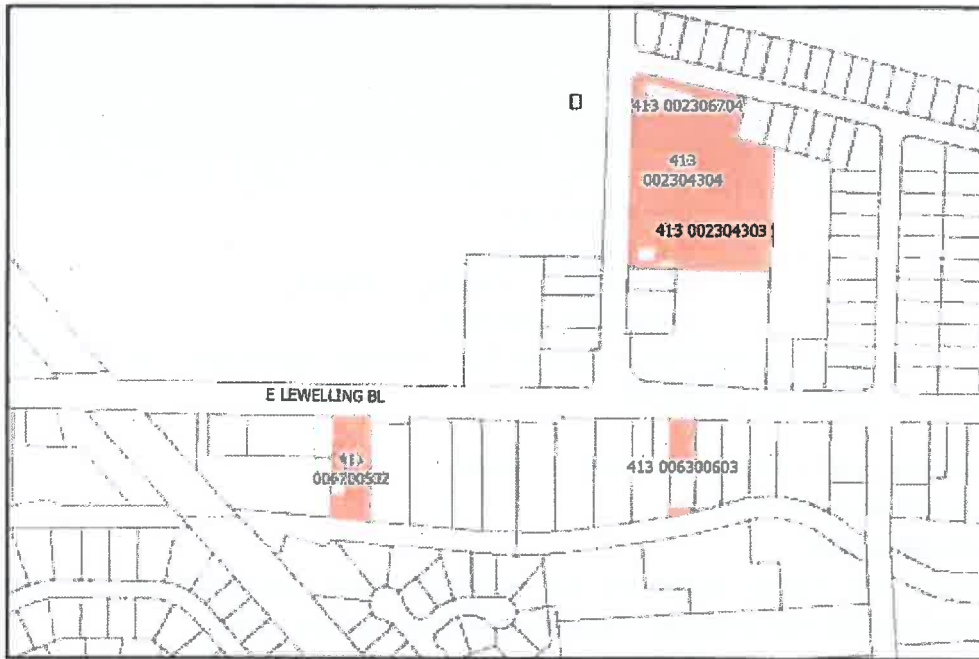
Ground Floor Height	15'	n/a	15'	n/a	12'	n/a	12'	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Upper Floor(s) Height	10'	n/a	10'	n/a	8'	n/a	8'	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Frontage and Encroachments (5)														
Frontage Requirement (6)	70%	n/a	60%	n/a	60%	n/a	50%	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Allowed Frontage Types	see Section 6.3								n/a	n/a	n/a	n/a	n/a	n/a
Encroachment into Front setback (7)	n/a	2'	n/a	2'	n/a	2'	n/a	2'	n/a	2'	n/a	2'	n/a	2'
Encroachment into side street or rear setback (7)	n/a	4'	n/a	4'	n/a	4'	n/a	4'	n/a	4'	n/a	4'	n/a	4'

TABLE 6.23 DEVELOPMENT STANDARDS							
Development Standards	ZONING						
	DML/DC	EC	GMF/DCMUH	GN/ND/R	P	P	OS
Other							
Parking	See Section 6.4						
Signs	See Section 6.5						
Landscaping	See ACGOC 17.64 Water Efficient Landscape Ordinance						
Fencing	Except as provided in Section 6.3 (Frontage Standards), See ACGOC 17.52.410 - 17.52.460						
Notes:							
1. Minimum FAR applies only to lots 50 feet wide, or wider.							
2. Additional stories allowed with a CUP.							
3. 5 stories allowed with a CUP.							
4. Roofs, rooftop decks, and rooftop equipment may encroach above max height up to 4 feet.							
5. Any encroachment into County property requires an encroachment permit.							
6. Percent of lot width occupied by allowed frontage, or combination of frontages.							
7. Applies to encroachments of architectural features, balconies, decks, bay windows, etc. Encroachments may increase if allowed by Frontage Types in Section 6.3.							
8. Average of the setbacks of the two adjacent properties.							
9. For parcels in the Housing Element Overlay Zone, certain development standards may be modified through an administrative modification process.							

Section XII
Ashland Cherryland Business District Specific Plan Map Amendments

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors does hereby adopt the following map amendments to the Ashland Cherryland Business District (ACBD) Specific Plan:

APN	ACBD Before	ACBD After
413-23-43-3	Residential- Medium Density (R-2)	Residential- Medium-High Density (R-3)
413-23-43-4	Residential- Medium Density (R-2)	Residential- Medium-High Density (R-3)
413-23-67-4	Residential- Medium Density (R-2)	Residential- Medium-High Density (R-3)



Section XIII
Castro Valley Central Business District Specific Plan Text Amendments

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby adopt the following **text** amendments to the Castro Valley Central Business District Specific Plan, using **strikeouts** for deletions, and **underline** for new text:

A. [Page 38] Section IV. LAND USE. A. BACKGROUND AND ANALYSIS, 3. Special Issues, c. BART Station Development: On September 30, 2018, Governor Brown signed AB 2923 into law. It added sections 29010.1 through 29010.12 to California's Public Utilities Code, affecting zoning requirements on existing BART-owned property in Alameda, Contra Costa, and San Francisco counties within a half-mile of stations. BART has designated the Castro Valley station as a Neighborhood Town Center, and has adopted AB 2923 Baseline Zoning Standards which are described in Land Use Group F.

B. [Page 58] Subarea 8: ~~Norbridge Avenue~~ BART station ~~Castro Valley Transit Area (CTA)~~

Development Objectives: This subarea constitutes the major portion of the BART station parking area, ~~for which design plans are currently being developed.~~ It is possible that there will be joint development with the BART District in the future; when this is done, the station area must be developed in a manner consistent with its location adjacent to a major entrance to the community and the central business area. Policies for joint development are discussed in the design element of the plan, §VI.B.5.

C. Allowed Uses: The underlying use of the property is the Castro Valley BART station. If additional development of the property occurs Land Use Group F Castro Valley Transit Area (CTA) is the primary land use group allowed. C (Offices) (all types) and Land Use Group D (High Density Residential) uses are allowed. Public-use facilities, such as community service offices, are specifically encouraged. In addition, other businesses which relate to the BART station are

permitted, such as professional offices and commuter service-oriented retail.

D. [Page 79] New 3. LAND USE GROUP DEFINITIONS Sections:

Land Use Group F: Castro Valley Transit Area (CTA): This designation acknowledges legislation by the State of California (AB2923) which sets minimum Residential densities as well as specific development standards for BART stations. BART has designated the station as a Neighborhood/Town Center station type which allows a mix of Residential, Office and Commercial uses. Notably, Residential uses are mandatory while Office and Commercial uses are optional. The Residential density range for the CTA is 75-86 units per acre. The allowable height is 5 stories or higher with a Floor Area Ratio of 3.0 or higher. There is a zero minimum vehicle parking requirement for all land uses and a maximum Residential vehicle parking of 1.0 spaces per unit or lower. Maximum parking for office and retail uses is 2.5 spaces per 1,000 square feet or lower. Shared or unbundled vehicle parking is allowed (neither prohibited nor required), and there is a minimum secured bicycle parking requirement of one space per residential unit, or higher.

Land Use Group G: Very High Density Residential: This designation is used to implement Housing Element sites in the plan area and allows residential uses as the primary use up to a density of 86 units per acre. This Land Use Group should be used and applied where significant new infill residential development is anticipated.

E. [Page 78] Amend Figure 21 to remove the following parcels from Residential Land Use – As Secondary Use in subarea 8, create a new land use category on the map Castro Valley Transit Area (CTA) for these same parcels:

84A-60-14-2
84A-64-12-9
84A-68-9-8
84A-68-9-9
84A-72-8-5

F. [Page 84 Special Issues]

c . BART Station Development: The area to be developed as the parking for the Castro Valley BART station shall be converted to a Neighborhood/Town Center station type mixed-use development as soon as may be economically and practically feasible. This shall be done by working with the BART District and private developers. Development shall be pursuant to **Land Use Group F: Castro Valley Transit Area (CTA)**. ~~Include commercial development which relates to the station along the Redwood Road frontage, and either high density residential development or type C2 and C3 office development or other commercial development which relates to the station on the remainder of the site.~~ Any parking structure constructed as a part of such joint development shall not front on Redwood Road. Joint development is discussed further in §VI.B.5. below

G. [Page 152] 5.1.1 Program: BART Station Area Joint Development

On September 30, 2018, Governor Brown signed AB 2923 into law. It added sections 29010.1 through 29010.12 to California's Public Utilities Code, affecting zoning requirements on existing BART-owned property in Alameda County. ~~The Bay Area Rapid Transit (BART) BART District policy is supportive of joint development at station areas where there can be demonstrated enhancement of ridership, improvements to the overall quality of the site, and generation of revenue. A feasible joint development project under current conditions for the Castro Valley station area is described in the BART Transit Oriented Development Work Plan, which designates the station as a Neighborhood/Town Center station type. Development at the BART station is described in Land Use Group F – Castro Valley Transit Area (CTA). Is a mixed use, office and retail building with frontage on Redwood Road. The office use also could include a public facility, such as County agency or department offices. Parking requirements, which could be reduced somewhat because of the transit adjacent location, would include provision for replacing spaces lost to BART due to the development project. Building height for properties fronting on Redwood Road, which includes the BART station area site, can exceed the general three story height limit for the Plan Area as discussed in the Design Guidelines, §H. BUILDING SCALE, MASS AND HEIGHT, above.~~

The architectural design of the joint development project should be responsive to the gateway character of such a location and the public nature of a BART station area. ~~Economic pro-forma studies of such a joint development project were prepared as part of the Plan and provide a base of information demonstrating its feasibility.~~

H. [Page 153] Delete FIGURE 35 in its entirety.

I. [Page 47] Sub Area 2

Add Land Use Group G (Very High Residential Development) as an allowed use in the Sub Area.

J. [Page 58] Sub Area 7

Add Land Use Group G (Very High Residential Development) as an allowed use in the Sub Area.

K. [Page 65] Sub Area 10

Add Land Use Group G (Very High Residential Development) as an allowed use in the Sub Area.

Section XIV **Fairview Area Specific Plan Text Amendments**

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby adopt the following text amendments to the Fairview Area Specific Plan, using ~~strikeouts~~ for deletions, and underline for new text:

A. [Page 3-14] (c) Other Districts. Other districts occur in Fairview, reflecting established land uses. These include PD (Planned Development), RS (Residential Suburban), Commercial, and Agricultural. Development in these districts shall be subject to the provisions of the Alameda County Zoning Ordinance and the Alameda County Residential Design Standards and Guidelines, as well as the Fairview Specific Plan. Parcels designated in the Housing Element Overlay Zone, when combined with Commercial designations, may be developed with Residential uses as the primary use, from 22-29 units per acre. In these instances, Commercial uses are

permitted as provided for in the plan but are not required.

B. [Page 3-14] 3.4.3 Zoning – Create new Zoning categories as follows:

Residential 17 – Allows Residential uses as the primary use up to 17 units per acre. This designation is a medium low density residential designation that will allow attached housing types to achieve the desired densities. Objective development and design standards will apply to these projects, as well as other provisions of the plan. The method for calculating developable site area as described in Section 3.4.3(e) applies.

Residential 29 - Allows Residential uses as the primary use up to 29 units per acre. This designation is a medium density residential designation that will allow attached housing types to achieve the desired densities. Objective development and design standards will apply to these projects, as well as other provisions of the plan. The method for calculating developable site area as described in Section 3.4.3(e) applies.

C. [Page 3-25] 3.4.9 Height (a) Maximum Height Limit. No structure shall have a height of more than two stories or 25 feet, whichever is greater, except as provided by the Alameda County Residential Design Standards and Guidelines and Sections (c) and (d) below. The building height limitations do not apply to chimneys, church spires, flag poles, or mechanical appurtenances incidental to the permitted use of a building. Residential densities 22 units per acre and higher are allowed up to 30', and 35' with a Site Development Review permit.

D. [Page 3-20] 3.4.5 Required Yards – Create a new table describing setbacks as follows:

<u>Base Zoning District</u>	<u>Side Yard</u>	<u>Corner Side Yard (street facing)</u>	<u>Front Yard</u>	<u>Rear Yard</u>
Residential 17	5	10	15	15
Residential 29	5	10	10	15

Section XV
Fairview Area Specific Plan Map Amendments

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby adopt the following map amendments to the Fairview Area Specific Plan, Figure 3-2 Zoning Map.

A. [Page 3-17] Figure 3-2 Zoning Map – Create new Fairview Zoning categories of Residential 17 and Residential 29

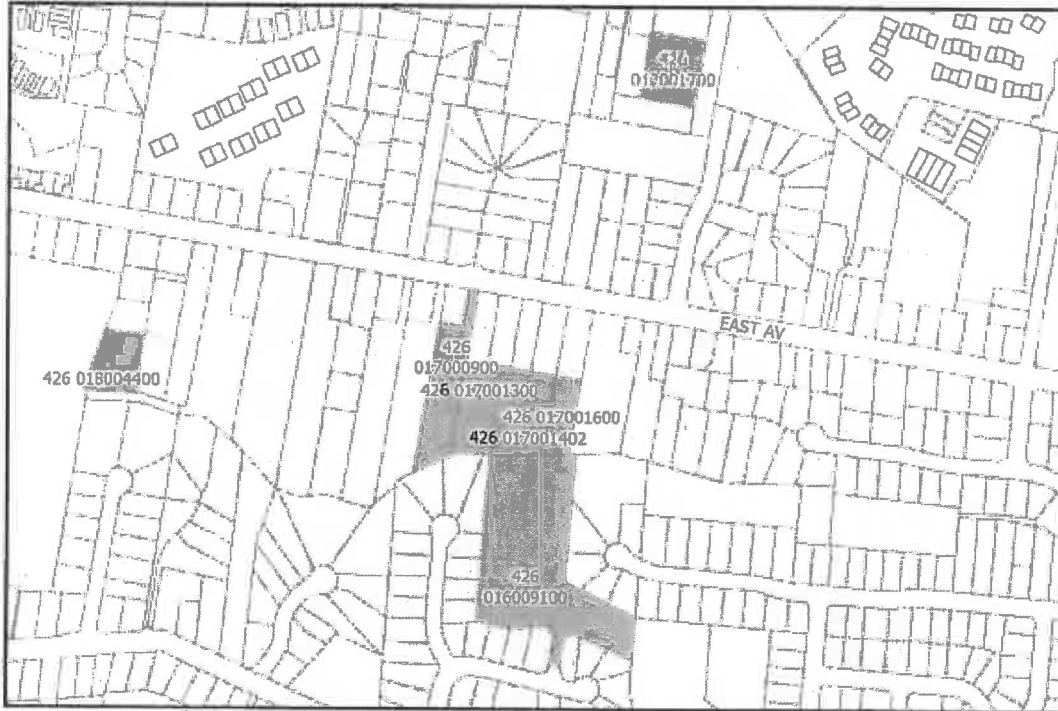
B. Rezone the following parcels per the table and maps below:

<u>APN</u>	<u>From Fairview Specific Plan zoning</u>	<u>To Fairview Specific Plan zoning</u>
416-180-20	R-1 Single Family	Residential 29
416-180-1	R-1 Single Family	Residential 17
416-180-12	R-1 Single Family	Residential 17
416-180-14	R-1 Single Family	Residential 17
417-210-72	R-1 Single Family	Residential 17
417-220-40	R-1 BE Single Family	Residential 17

417-220-42	R-1 BE Single Family	Residential 17
417-240-1-2	R-1 BE Single Family	Residential 17
417-240-5-3	R-1 BE Single Family	Residential 17
417-240-6-1	R-1 BE Single Family	Residential 17
417-270-3	R-1 BE Single Family	Residential 17
417-270-6	R-1 BE Single Family	Residential 17
425-10-6	R-1 BE Single Family	Residential 17
425-50-22-1	R1-L-BE Single Family	Residential 17
425-50-23-6	R1-L-BE Single Family	Residential 17
425-50-25-2	R1-L-BE Single Family	Residential 17
425-90-44	R-1 BE Single Family	Residential 17
425-90-45	R-1 BE Single Family	Residential 17
426-120-17	R-1 BE Single Family	Residential 17
426-160-91	R-1 BE Single Family	Residential 17
426-170-13	R-1 BE Single Family	Residential 17
426-170-14-2	R-1 BE Single Family	Residential 17
426-170-16	R-1 BE Single Family	Residential 17
426-170-9	R-1 BE Single Family	Residential 17
426-180-44	R-1 BE Single Family	Residential 17
426-50-10	R-1 BE Single Family	Residential 17
426-50-12	R-1 BE Single Family	Residential 17
416-200-22-6	R-1 BE Single Family	Residential 17







Section XVI
San Lorenzo Village Center Specific Plan Text Amendments

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby adopt the following text amendments to the San Lorenzo Village Center Specific Plan, using strikeouts for deletions, and underline for new text:

- A. [Page 30] Land Use table d. is amended as follows:

d. Residential and Residential/Mixed Use Standards

Residential Use	Permitted where part of a project that includes commercial development, <u>except in Housing Element Overlay Zone which allows Residential Uses as the primary use up to 86 units per acre.</u>
Unit density	<u>Overall density: 19.66 units per acre. Exception: Density for parcels in the Housing Element Overlay Zone may be higher.</u>
Number of Units	450 for Subareas 2, 4 and 5A through 5D, 130 for Subarea 6, total not to exceed 580 for entire Plan Area. <u>Exception: Units for parcels in the Housing Element Overlay Zone may exceed total for entire Plan area.</u>
Residential Open Space	Open space is permitted (in lieu of private) at not less than 150 sf per unit and is encouraged on roof tops, and courtyard gardens.
Parking	Standard housing: 2 spaces per unit; or as determined by parking demand study, whichever is greater. <u>Parking for projects in Housing Element Overlay Zone may be reduced.</u> Senior housing: as determined by parking demand study
Guest parking	As determined by parking demand study
Other residential uses	<u>C. Except parcels and projects in the Housing Element Overlay Zone are eligible for permit streamlining.</u>

THE FOREGOING was PASSED and ADOPTED by a majority vote of the Board of Supervisors of the County of Alameda, this ____ day of December 2024, pursuant to the following vote:

AYES: Supervisors Carson, Márquez & Tam - 3
NOES: Supervisor Haubert & President Miley - 2
EXCUSED: None
ABSTAINED: None



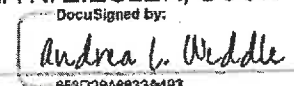
NATE MILEY, PRESIDENT
BOARD OF SUPERVISORS

ATTEST:

Anika Campbell-Belton, Clerk
Board of Supervisors

By: 
Deputy

APPROVED AS TO FORM:
DONNA R. ZIEGLER, COUNTY COUNSEL

By: 
Andrea L. Weddle
Chief Assistant County Counsel