



(By electronic transmission)

June 12, 2011

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

Subject: North Park Street Regulating Code- - Revised Zoning Map (Item 9-C on Planning Board's June 13, 2011 agenda)

Dear Boardmembers:

The Alameda Architectural Preservation Society (AAPS) is very pleased that the revised zoning map incorporates many of the recommendations AAPS submitted at the Board's March 14, 2011 meeting. We would like to thank staff for its careful review of the map and for including these recommendations. As previously noted, AAPS is especially interested in the North Park Street Area because it has a high concentration of historic buildings (including some of the oldest in the city), presents many historic preservation development opportunities and is an important gateway to Alameda.

However, there are still several predominantly residential areas proposed for the Mixed-Use Neighborhood (MUN) Zone that should instead be zoned Residential Neighborhood (RN):

1. **Pacific Avenue between Park and Oak Streets.** This area consists of thirteen parcels located at 2303-2325 and 2304-2324 Pacific Avenue. Based on tax assessor's records and field observation, eight of these parcels are entirely residential, two are mixed residential/commercial, one is a nursery, one is a veterinary hospital and one is the Buddhist Temple of Alameda.

The staff report states that RN zoned areas should be "predominantly residential uses in residential building types". Since eight of twelve parcels, excluding the church, (or 2/3 of the twelve parcels) are exclusively residential and two of the remaining four parcels are partially residential, this section of Pacific Avenue appears to meet the "predominantly residential" criterion. The Buddhist Temple is not included in this calculation since it would be conditionally permitted in both the MUN and RN Zones.

2. **2413-2425 Eagle Avenue.** Three of these five parcels are exclusively residential. The remaining two parcels function as a single parcel and relate to Rocky Mountain Wholesale at 2424 Clement Avenue and consist of a vacant lot and a panhandle portion of a lot fronting on Clement Avenue.

As on Pacific Avenue these five parcels appear to meet the “predominantly residential” criterion. The existing residential uses on these parcels give cohesion to the solid residential development on the south side of Eagle, which is appropriately proposed as RN. The subject five parcels on the north side should be similarly zoned RN. The vacant lot can continue to be used by Rocky Mountain Wholesale, but should be viewed long term as a residential development opportunity.

3. **1814 and 1818 Everett Street (SE corner of Clement Avenue) and both sides of Everett Street between Clement and Blanding Avenues except for ACR at the southwest corner of Everett and Blanding.** Of these fourteen parcels, ten (or 71 percent) are exclusively residential and an eleventh (a bungalow at 1901 Everett Street) is shown in tax assessor records as residential (increasing the percentage to 79 percent), but is used by Ted and Joe’s Auto Towing. This section of Everett therefore appears to meet the “predominantly residential” criterion.
4. In addition, the revised zoning map shows the residential properties at 2431 Clement Avenue and 1915 Everett Street as Workplace Neighborhood (WN). These two parcels should instead be zoned RN (or MUN if the rest of the staff proposal is adopted). Retaining these two parcels in the WN Zone appears to be an oversight.

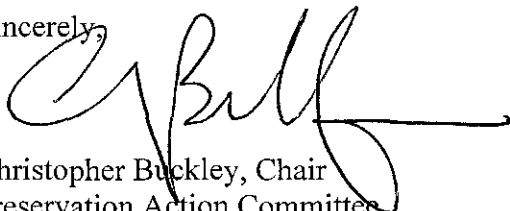
The above recommendations are shown on the attached marked-up version of the revised zoning map included with the staff report.

If the MUN Zone is retained for any of the above areas, the list of permitted and conditionally permitted uses for this zone should be refined to ensure compatibility with neighboring residential uses. These refinements include:

- a. Setting limits on size and/or operating hours for such uses as performing arts studios, educational services, dance and gymnastic training centers, clubs, community care facilities, conference centers and senior centers.
- b. Requiring a use permit for bed and breakfast facilities and not allowing motels and hotels.
- c. Not allowing public parking lots or structures.

Thank you for the opportunity to comment. Please contact me at 523-0411 or cbuckleyAICP@att.net if you would like to discuss these comments.

Sincerely,



Christopher Buckley, Chair
Preservation Action Committee
Alameda Architectural Preservation Society

Attachment: AAPS recommended changes to Revised Zoning Map

cc: Mayor and Councilmembers (By electronic transmission)
Jennifer Ott, Andrew Thomas and Margaret Kavanaugh-Lynch , Planning and Building
Department (By electronic transmission)
Park Street Business Association (By electronic transmission)
AAPS Board and Preservation Action Committee (By electronic transmission)