

CITY OF ALAMEDA ORDINANCE NO. 3344
New Series

AMENDING THE ZONING MAP FOR THE APPROXIMATELY 6.73-ACRE PROPERTY AT 250 SINGLETON AVENUE (APN 74-905-9-7) TO REMOVE THE G, SPECIAL GOVERNMENT COMBINING DISTRICT DESIGNATION, AS RECOMMENDED BY THE PLANNING BOARD.

WHEREAS, an application was made on June 25, 2022, by Quattrocchi Kwok Architects for Alameda Unified School District (AUSD) requesting approval for Rezoning PLN22-0304 to remove the G, Special Government Combining District overlay from the approximately 6.73-acre Alameda Unified School District (AUSD) property at 250 Singleton Avenue (APN 74-905-9-7); and

WHEREAS, the application was accepted as complete on May 2, 2022; and

WHEREAS, the property includes a G, Special Government Combining District (G Overlay) zoning designation in addition to its underlying General Industrial (Manufacturing) (M-2) District zoning designation; and

WHEREAS, the current General Plan designation for the site is Public Institutional; and

WHEREAS, the property is owned and operated by the Alameda Unified School District, and is not in Federal or State Government ownership; and

WHEREAS, the property no longer meets the intent of the G Overlay; and

WHEREAS, Alameda Municipal Code (AMC) Section 30-4.17 requires rezoning procedures to be completed to remove the G Overlay before the property is sold or transferred to a private or public entity other than the federal or state government; and

WHEREAS, the Planning Board approved Planning Board Resolution No. PB-23-11 on May 22, 2023 which recommended that the City Council amend the City of Alameda Zoning Map to remove the G Special Government Combining District overlay from the approximately 6.73-acre site at 250 Singleton Avenue (APN 74-905-9-7).

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Alameda that:

Section 1. Findings. The City Council makes the following findings:

1. **The amendment relates favorably to and maintains the integrity of the General Plan.** The proposed rezoning ensures consistency between the General Plan and the Alameda Zoning Map. The underlying zoning and proposed

Alameda Unified School District's use of the property is consistent with the Public Institutional General Plan designation which allows "structures and uses that support or enhance the mission of the institutions."

2. **The amendments will support the general welfare of the community.** The proposed rezoning is consistent with the existing AUSD use of the site, and will support the general welfare of the community by improving Alameda Unified School District support services that provide for the public schools within the City.
3. **The amendments are equitable.** The proposed rezoning is equitable in that it is consistent with the General Plan, the City Charter and other City documents. The map amendment is a conformance rezoning to remove the "G" overlay from the property as the overlay is no longer applicable.
4. **California Environmental Quality Act.** The City Council finds that, based on substantial evidence in the record, the potential environmental impacts of the project have been evaluated and disclosed pursuant to CEQA. On November 30, 2021, by Resolution No. 15841, the City Council certified a Final Environmental Impact Report for the Alameda 2040 General Plan (State Clearinghouse No. 2021030563) in compliance with CEQA, and adopted written findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program for the General Plan Amendment to update the Alameda General Plan (General Plan EIR). Pursuant to CEQA Guidelines sections 15162 and 15163, none of the circumstances necessitating further CEQA review are present with respect to the General Plan EIR. Approval of the amendment would not require major revisions to the General Plan EIR due to new significant impacts or due to a substantial increase in the severity of the significant environmental effects. There have been no substantial changes with respect to the circumstances under which the project would be undertaken that would require major revisions of the General Plan EIR due to new or substantially increased significant environmental effects. Further, there has been no discovery of new information of substantial importance that would trigger or require major revisions to the General Plan EIR due to new or substantially increased significant environmental effects. For these reasons, no further environmental review is required.

Section 2. The Citywide Zoning Map shall be amended to change the zoning designation for the approximately 6.73-acre property at 250 Singleton Avenue identified as APN 74-905-9-7 to remove the G, Special Government Combining District Designation.

Section 3. Severability Clause. It is the declared intent of the City Council of Alameda that if any section, subsection, sentence, clause, phrase, or provision of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provision of this ordinance.

Section 4. Effective Date. This ordinance shall be in full force and effect from and after the expiration of thirty (30) days from the date of its final passage.

Section 5. Authority. This ordinance is enacted pursuant to the City of Alameda's general police powers, Section 1-2 of the Charter of the City of Alameda, and Article XI of the California Constitution.

Presiding Officer of the Council

Attest:

Lara Weisiger, City Clerk

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I, the undersigned, hereby certify that the foregoing Ordinance was duly and regularly adopted and passed by the Council of the City of Alameda at a regular meeting assembled on this 18th day of July 2023 by the following vote to wit:

AYES: Councilmembers Daysog, Herrera Spencer, Jensen, Vella and Mayor Ezzy Ashcraft – 5.

NOES: None.

ABSENT: None.

ABSTENTIONS: None.

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 19th day of July 2023.

Lara Weisiger, City Clerk City of Alameda

APPROVED AS TO FORM:

Yibin Shen, City Attorney
City of Alameda