



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY  
PLANNING DEPARTMENT**

**STAFF REPORT – ADDENDUM: ITEM POSTPONED**

**TO: FAIRVIEW MUNICIPAL ADVISORY COUNCIL**  
**HEARING DATE: May 03, 2022**

**GENERAL INFORMATION**

**APPLICATION TYPE AND NUMBER:** Ministerial Project Review Permit for PLN2021-00202

**OWNER/ APPLICANT:** REACHONE, LLC / COMMUNITY HOUSING DEVELOPMENT CORPORATION

**PROPOSAL:** To allow construction of a multi-unit, four-story building: 40-foot tall (to top of parapet), 42 affordable housing studio units plus one, 2-bedroom manager’s dwelling unit (43 units total), a community room and associated office, and 32 on-site parking spaces; located on a property that also contains an existing church (church to remain).

**ADDRESS AND SIZE OF PARCEL:** 2889 Kelly Street, Fairview area of unincorporated Alameda County; Assessor’s Parcel Number (APN): 416-0180-020-00; parcel size: 27,444 sq.ft.

**ZONING:** *Fairview Specific Plan*, “R-1” Single-Family Residence zoning district; each lot must include 5,000 square feet of developable site area; one primary dwelling unit per parcel allowed.

**GENERAL PLAN DESIGNATION:** *Fairview Land Use Map*, land use designation of “Low Density Residential”: corresponds to areas that are single family residential in character, with a variety of lot sizes. The maximum allowable density ranges from 7.2 to 8.7 units per net acre and no minimum density applies. Zoning districts compatible with this designation include R-1-B-E-6,000, and R-1. Minimum lot sizes in Low Density Residential areas are 6,000 and 5,000 square feet, depending on zoning.

**ENVIRONMENTAL REVIEW:** Under California Government Code Section 65913.4 (also known as Senate Bill 35 (SB 35)), and State Density Bonus Law Government Code Section 65915, this application is considered a ministerial project review of affordable residential development. Because the State Statute mandates that the project review process is ministerial and that projects are judged purely on objective standards that do not involve the exercise of discretion, the California Environmental Quality Act (CEQA) does not apply to the SB 35 process, per Title 14 of the California Code of Regulations, Section 15268(a): “Ministerial projects are exempt from the requirements of CEQA”.

**UPDATE TO REVIEW OF APPLICATION**

The Planning Department is continuing to work with the developer on resolving issues relating to density standards. Therefore, staff is continuing this item without discussion until those issues are further resolved. Staff will notify the public on an upcoming meeting date.

**POSTPONED**

PREPARED BY: Rodrigo Orduña, *AICP*

Assistant Planning Director