

**THE COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY  
HAYWARD, CALIFORNIA**

**RESOLUTION NO. \_\_\_\_\_ AT MEETING HELD NOVEMBER 18, 2024**

**A RESOLUTION RECOMMENDING THAT THE COUNTY OF ALAMEDA BOARD OF SUPERVISORS ADOPT THE SIXTH CYCLE HOUSING ELEMENT OF THE ALAMEDA COUNTY GENERAL PLAN, TEXT AND MAP AMENDMENTS TO THE CASTRO VALLEY GENERAL PLAN, EDEN AREA GENERAL PLAN, ASHLAND AND CHERRYLAND BUSINESS DISTRICT SPECIFIC PLAN, CASTRO VALLEY CENTRAL BUSINESS DISTRICT SPECIFIC PLAN, FAIRVIEW SPECIFIC PLAN, AND SAN LORENZO VILLAGE CENTER SPECIFIC PLAN, AND AMENDMENTS TO THE ZONING ORDINANCE TO IMPLEMENT THE HOUSING ELEMENT, AND ADOPT THE INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION PREPARED FOR THE PROJECT**

**Introduced by \_\_\_\_\_  
Seconded by \_\_\_\_\_**

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

**WHEREAS**, the County’s RHNA requires the County to accommodate 4,711 housing units at a variety of incomes levels, to be located throughout the unincorporated area; and

**WHEREAS**, amendments to the Castro Valley General Plan, Eden Area General Plan, Ashland and Cherryland Business District Specific Plan, Castro Valley Central Business District Specific Plan, Fairview Specific Plan, San Lorenzo Village Center Specific Plan, and Zoning Ordinance are necessary to accommodate the County’s RHNA on the sites identified in the Housing Element Sites Inventory; and

**WHEREAS**, the County of Alameda conducted extensive community outreach over the last two years including public meetings 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 and requested public comment for a 30-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 November 7, 2024, the County received a letter from HCD stating that the draft Housing Element meets applicable state statutes, and will comply with State Housing Element Law when it is adopted; and

**WHEREAS**, this Commission reviewed the Alameda County Housing Element in accordance with the provisions of the California Environmental Quality Act (CEQA) and an Initial Study has been prepared which demonstrates that there is no substantial evidence that the proposed amendments will have a substantial effect on the environment; and

**WHEREAS**, based upon the Initial Study, the Alameda County Planning Department prepared a Negative Declaration for the proposed amendments and the Initial Study and Mitigated Negative Declaration (IS-MND) were made available for public review from November 3, 2023 to December 4, 2023; and

**WHEREAS**, to address subsequent changes to the number and location of properties listed on the Housing Element Sites Inventory, a revised IS-MND was prepared and recirculated for public review from September 13, 2024 to October 14, 2024; and

**WHEREAS**, on November 18, 2024, this Commission conducted a properly noticed public hearing to take public testimony and consider the adoption of this Resolution regarding the proposed Housing Element and General Plan and Specific Plan text and map amendments, and rezonings being brought for approval with the Housing Element, all as described and depicted in Exhibits A through D, which exhibits are attached and incorporated by this reference; reviewed the Housing Element and all pertinent maps, documents and exhibits, and all attachments, and oral and written public comments; and

**WHEREAS**, the Planning Commission is authorized and obligated to make recommendations to the Board of Supervisors on certain matters related to planning and zoning; and

**WHEREAS**, it is the finding of this Commission that the proposed adoption of the Sixth Cycle Housing Element of the Alameda County General Plan and text and zoning map amendments to the Castro Valley General Plan, Eden Area General Plan, Ashland and Cherryland Business District Specific Plan, Castro Valley Central Business District Specific Plan, Fairview Specific Plan, and San Lorenzo Village Center Specific Plan are in the public interest because they promote development of much needed housing for residents of the Unincorporated Area; and

**WHEREAS**, the proposed amendments are consistent with all of the other elements of the General Plan, in that they do not require any significant changes to the other elements of the General Plan, or recommend policies and programs that would contradict the goals and policies contained therein; and

**WHEREAS**, the complete record for this process is in the custody of the Alameda County Planning Department, and may be found at Room 111, 224 West Winton Avenue, Hayward, California 94544.

**NOW, THEREFORE, BE IT RESOLVED** as follows:

1. That this Planning Commission accepts and adopts the Initial Study and Mitigated Negative Declaration prepared for the project;

2. That this Planning Commission accepts and approves the (a) proposed adoption of the Sixth Cycle Housing Element of the Alameda County General Plan (Exhibit A), (b) the text and map (land use designation) amendments to the Castro Valley General Plan, Eden Area General Plan, Ashland and Cherryland Business District Specific Plan, Castro Valley Central Business District Specific Plan, Fairview Specific Plan, San Lorenzo Village Center Specific Plan (Exhibit B), (c) the amendments to the County Zoning Ordinance (Exhibit C) to implement the Housing Element and related CEQA environmental assessment, and the associated zoning map amendment (Exhibit D); and

3. That this Planning Commission does hereby recommend that the Board of Supervisors adopt the Sixth Cycle Housing Element of the Alameda County General Plan (Exhibit A), adopt the text and map (land use designation) amendments to the Castro Valley General Plan, Eden Area General Plan, Ashland and Cherryland Business District Specific Plan, Castro Valley Central Business District Specific Plan, Fairview Specific Plan, and San Lorenzo Village Center Specific Plan (Exhibit B), amend the County Zoning Ordinance to implement the Housing Element (Exhibit C), and make the associated zoning map amendments (Exhibit D).

**ADOPTED BY THE FOLLOWING VOTE:**

**AYES:**

**NOES:**

**EXCUSED:**

**ABSENT:**

**ABSTAINED:**

ALBERT LOPEZ, PLANNING DIRECTOR AND SECRETARY,  
ALAMEDA COUNTY PLANNING COMMISSION

# **Exhibit A**

## **Draft Housing Element**

Due to its length was provided under separate cover, and available at this weblink:

<https://www.acgov.org/cda/planning/housing-element/draft-element.htm>

## Exhibit B

Text and map (land use designation) amendments to the Castro Valley General Plan, Eden Area General Plan, Ashland and Cherryland Business District Specific Plan, Castro Valley Central Business District Specific Plan, Fairview Specific Plan, and San Lorenzo Village Center Specific Plan

### SECTION I

The following are text amendments to the **Castro Valley Area General Plan**, Table 4.2-1A, using ~~strikeouts~~ for deletions, and underline for new text.

| <b>Table 4.2-1A: Residential Land Use Classifications</b> |   |  |                        |   |
|---|---|--|------------------------|---|
| <b>Land Use Category</b>                                  | <b>Description</b>  | <b>Corresponding Existing Zoning</b>         | <b>Proposed Zoning</b> | <b>Maximum Density (Units per Net Acre)</b> |
| 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);<br>R-1(B-E, CSU, RV); R-1(L, B-E) | RR-40; RR-20           | 1-2   |

| <b>Land Use Category</b>    | <b>Description</b>  | <b>Corresponding Existing Zoning</b> | <b>Proposed Zoning</b>   | <b>Maximum Density (Units per Net Acre)</b> |
|-----------------------------|---|--------------------------------------|--|---|
| 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;<br>RH-8: minimum 8,000 sf lot;<br>RH-7.5: minimum 7,500 sf lot;<br>RH-6.5: minimum 6,500 sf lot;<br>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;<br>R-1-5: minimum 5,000 sf lot  | 4-8   |

| 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, <del>and rowhouses</del> <u>and other housing types.</u></p> <p>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;</p> <p>RSL-3.5: Small one-family detached with 3,500 to 5,000 square foot lot per unit;</p> <p>RSL-2.5: Duplexes, <del>and townhouses</del> <u>and other attached housing types,</u> 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                                |
| Residential - Medium Density Multifamily | <p>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.</p>  | RS(D-3); RS(D-15)             | RM  | 23-29                                |

| <b>Table 4.2-1A: Residential Land Use Classifications</b> |   |   |                        |   |
|---|---|---|------------------------|---|
| <b>Land Use Category</b>                                  | <b>Description</b>  | <b>Corresponding Existing Zoning</b>                | <b>Proposed Zoning</b> | <b>Maximum Density (Units per Net Acre)</b>                                 |
| 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  |
| 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; **<br>1.0 FAR*<br><u>40-86</u><br><u>units per</u><br><u>acre***</u> |



| <b>Table 4.2-1A: Residential Land Use Classifications</b>   |   |                                      |                                     |   |
|---|---|--------------------------------------|-------------------------------------|---|
| <b>Land Use Category</b>  | <b>Description</b>  | <b>Corresponding Existing Zoning</b> | <b>Proposed Zoning</b>              | <b>Maximum Density (Units per Net Acre)</b> |
| <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>  |                                      | <u>Residential 60</u>               | <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>                    |
| 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 Housing Element Zoning Overlay, residential is allowed as a primary use per the described density.</p> |   |                                      |                                     |   |
| <p>Source: Kahn/Mortimer/Associates and Dyett &amp; Bhatia: 2010, Castro Valley Central Business District Specific Plan, 1993.</p>  |   |                                      |                                     |   |

## SECTION II

The following are text amendments to the Castro Valley Area General Plan, Table 4.2-1C, 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)               |
|---|---|---|-----------------|---|
| <b>Commercial Land Uses</b>                             |   |   |                 |   |
| 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 **<br><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;<br>C-O                   | CC              | 1.5<br><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   |
| <b>Central Business District Land Uses (Figure 4-7)</b> |   |   |                 |   |

**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. <u>Residential is permitted as a primary use on sites listed in the Housing Element Zoning Overlay</u>  | Portions of CBD Sub-areas 2, 5, 7, 10   | CC or CBD-3     | 2.0<br><u>40-86 units per acre***</u>                              |
| 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  |
| 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. <u>Residential is permitted as a primary use on sites listed in the Housing Element Zoning Overlay</u> | Portion of CBD Sub-area 7               | CBD-5           | 2.0; 30-60 units per net acre**;<br><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)            |
|-----------------------------------|---|---|--|--|
| 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. <u>Residential is permitted as a primary use on sites listed in the Housing Element Zoning Overlay</u>   | Portion of CBD Sub-area 2               | CBD-CE-2   | 2.0<br><u>40-86 units per acre***</u>                            |
| Professional-Medical Office       | 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.   | CBD Sub-area 4                          | CBD-PM   | 2.0  |
| Redwood Road Office Commercial    | 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.   | CBD Sub-area 9                          | TOD-O  | 2.0  |
| BART Transit Village              | 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 <del>60-86</del> units per net acre. <u>Residential is permitted as a primary use on sites listed in the Housing Element Zoning Overlay.</u> | CBD Sub-area 8                          | <del>FOD-R</del><br>Castro Valley Transit Area (CTA) | <del>2.0; 3.0</del><br><u>3075-6086</u> 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 III

The following are text amendments to the Castro Valley Area General Plan description of schools in Table 4.2-1B, using ~~strikeouts~~ for deletions, and underline for new text.

This designation identifies publicly-owned or operated educational facilities of all sizes serving all age groups in Castro Valley. 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. Housing Element sites may be of a higher density than surrounding land uses. Any private development proposed on a former school site shall incorporate on site a feature intended to serve as a benefit to the community, such as a park, playground, trail easement, athletic field, public plaza, community meeting facility, or child care center. The feature shall remain accessible to the public. The scale of the community benefit shall be commensurate with the size of the parcel and the intensity of the proposed development. Decisions regarding the type of feature to be provided and its design shall take into consideration public input and shall be coordinated with relevant public entities that will be involved in its operation and maintenance.

The following are text amendment to the Castro Valley Area General Plan, Policy 8.4-7, using ~~strikeouts~~ for deletions, and underline for new text.

Policy 8.4-7 Zoning for Lands designated ‘School’. Lands designated ‘School’ in the General Plan shall be zoned for both school and residential uses. The zoning designation shall call out a density of development that is comparable to surrounding land uses. Housing Element sites may be of a higher density than surrounding land uses.

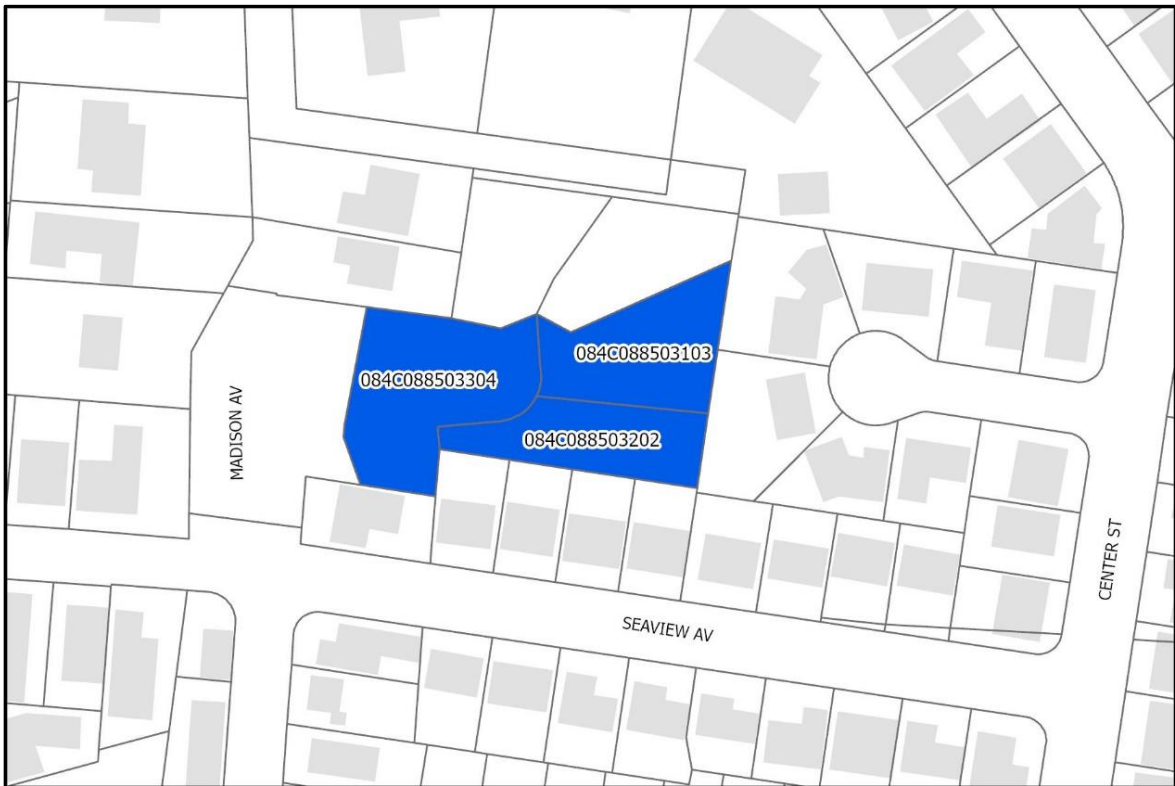
### SECTION IV

The following are map amendments to the Castro Valley Area General Plan:

| 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 |







| 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                |





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



## SECTION V

The following are text amendments to the **Eden Area General Plan**, using ~~strikeouts~~ for deletions, and underline for new text.

[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.

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 AB2923. 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.

TABLE 3-2 - Is hereby amended as follows:

| <b>Land Use Designation</b>  | <b>Number of Acres</b> | <b>Allowed Density/<br/>Intensity<sup>a,b</sup></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)   | <b>15.5</b>            | <b>22-43 DU/AC</b>                                  |
| High Density Residential (HDR)   | 9.4                    | 43-86 DU/AC   |
| Medium Density Residential and General Commercial as a Secondary Use (MDR/GC)                                | <b>8.3</b>             | 10-22 DU/AC<br>1.0 FAR                              |
| Medium-High Density Residential and General Commercial as a Secondary Use (MHDR/GC)                          | <b>7.4</b>             | 22-43 DU/AC<br>1.0 FAR                              |
| High Density Residential and General Commercial as a Secondary Use (HDR/GC)                                  | <b>7.5</b>             | 43-86 DU/AC<br>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<br>7-12 DU/AC                               |
| General Commercial and Medium Density Residential as a Secondary Use (GC/MDR)                                | 59.6                   | 1.0 FAR<br>10-22 DU/AC                              |
| General Commercial and Medium-High Density Residential as a Secondary Use (GC/MHDR)                          | 71.5                   | 1.0 FAR<br>22-43 DU/AC                              |
| General Commercial and High Density Residential as a Secondary Use (GC/HDR)                                  | 38.8                   | 1.0 FAR<br>43-86 DU/AC                              |
| <u>Bay Fair Transit Area High Density Residential and General Commercial as a secondary use (BTA-HDR/GC)</u> | <u>7.1</u>             | <u>125 DU/AC</u><br><u>1.0 FAR</u>                  |
| Light Industrial (I)   | 116.8 <sup>c</sup>     | 0.5 FAR   |
| Research and Development/Office (R&D/O)  | 116.8 <sup>c</sup>     | 1.0 FAR   |

|  |                |  |
|--|----------------|--|
| San Lorenzo Specific Plan Area (SLSPA) | 28.7           | 19.5 DU/AC<br>(average for the District)<br>230,000 square feet of C&P |
| Public (Pub)                           | 207.5          | 1.5 FAR  |
| Park (P)                               | 77.6           | N/A  |
| School (S)                             | 210.9          | <del>N/A</del> 10-22 DU/AC   |
| <b>Total Acres</b>                     | <b>3,094.7</b> |  |

<sup>a</sup> DU/AC stands for dwelling units per acre.

<sup>b</sup> FAR stands for Floor Area Ratio.

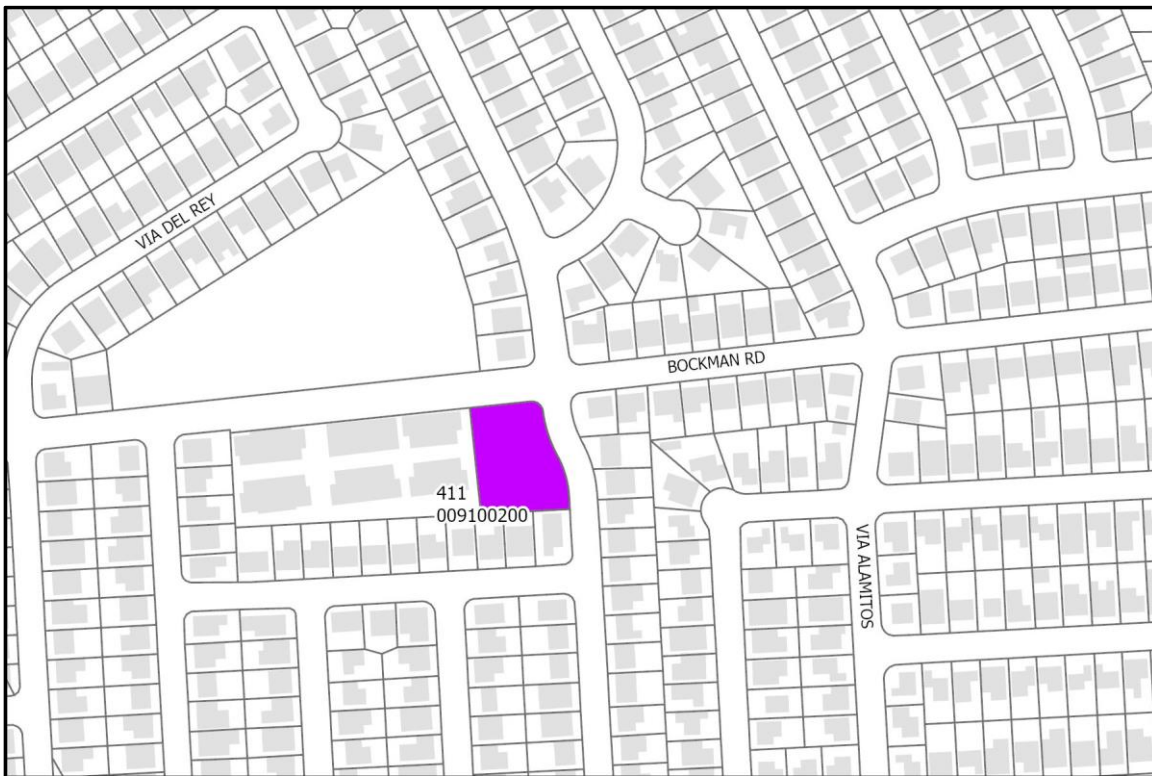
<sup>c</sup> The acreage for both Industrial and Research and Development/Office covers the same parcels as these two designations are used simultaneously in this General Plan. Thus, this acreage is only counted once in the Total Acreage for the Eden Area.

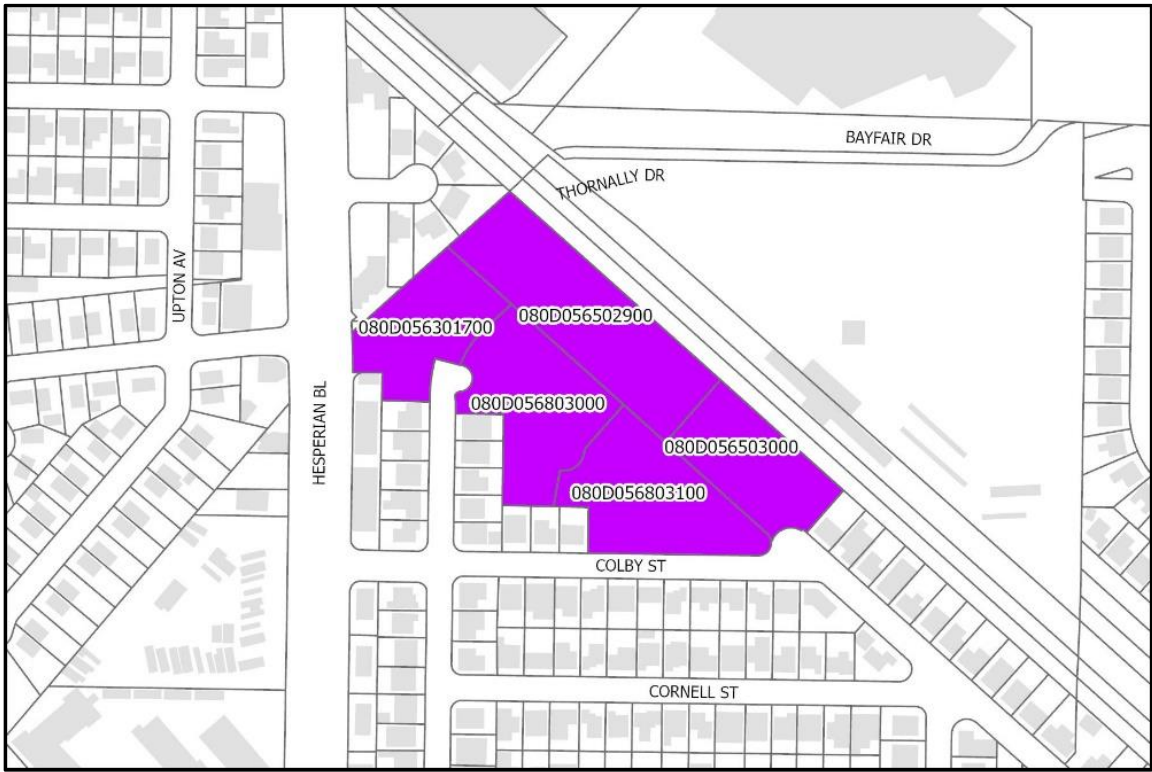
Source: Design, Community & Environment.

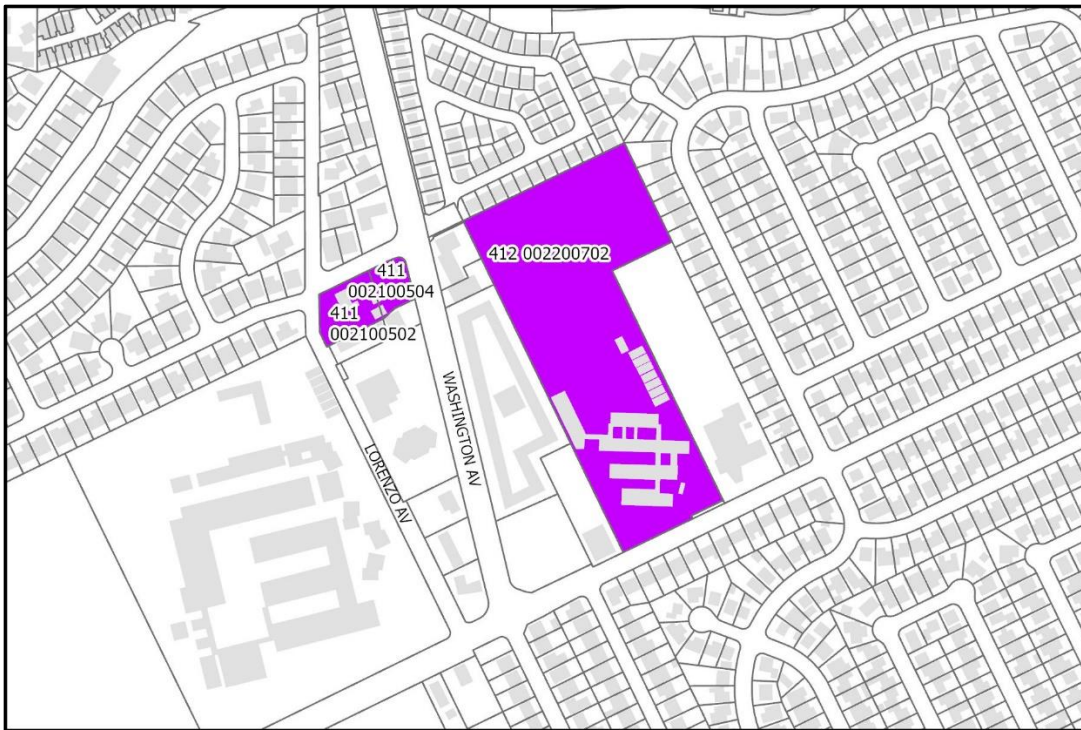
## SECTION VI

The following are map amendments to the **Eden Area General Plan**. 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           |
| 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              |







SECTION VII

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 |

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

|             |
|-------------|
| 413-15-33-5 |
| 413-15-34-3 |

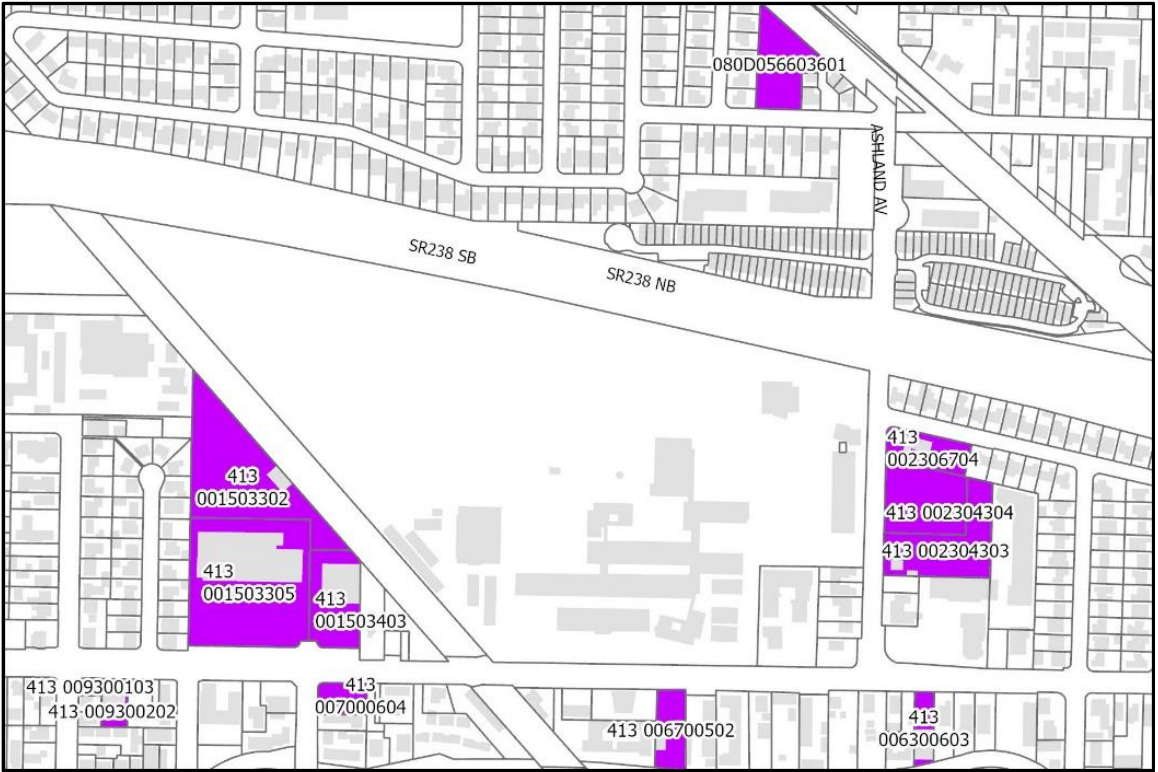
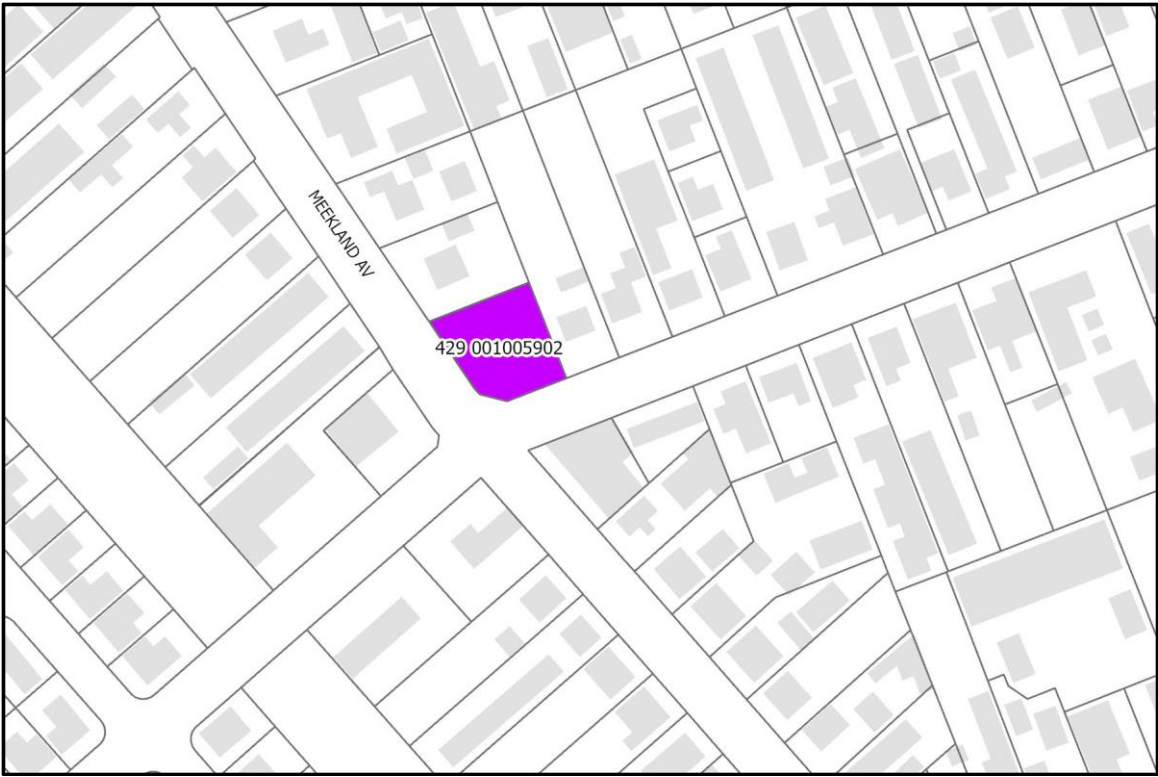


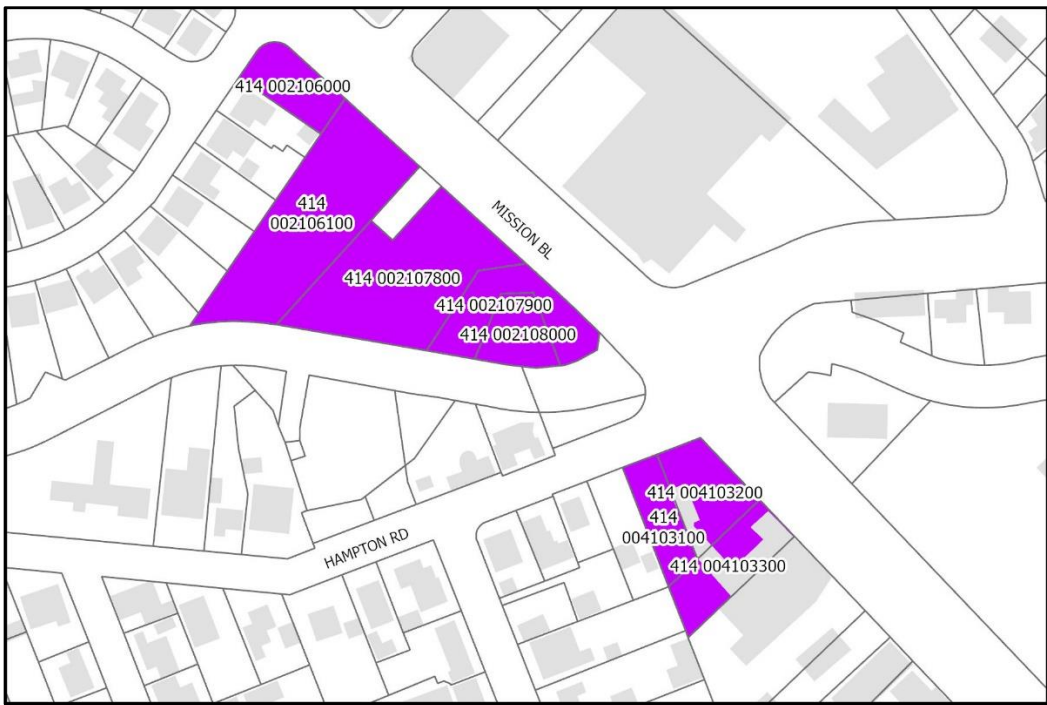


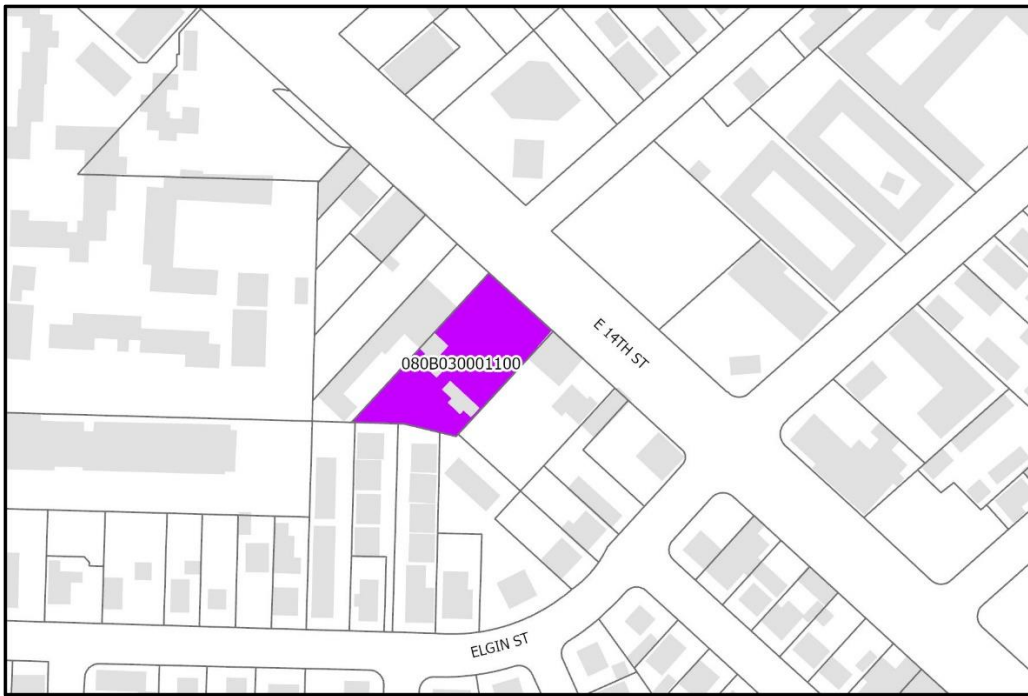
FIGURE 3-4B GENERAL PLAN LAND USE RESIDENTIAL OVERLAYS is amended to **add** the following parcel into the category of **Medium Density Residential**.

|            |
|------------|
| 432-4-28-6 |
|------------|

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 VIII

The following are text amendments to the **Fairview Area Specific Plan**, using ~~strikeouts~~ for deletions, and underline for new text.

**[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).

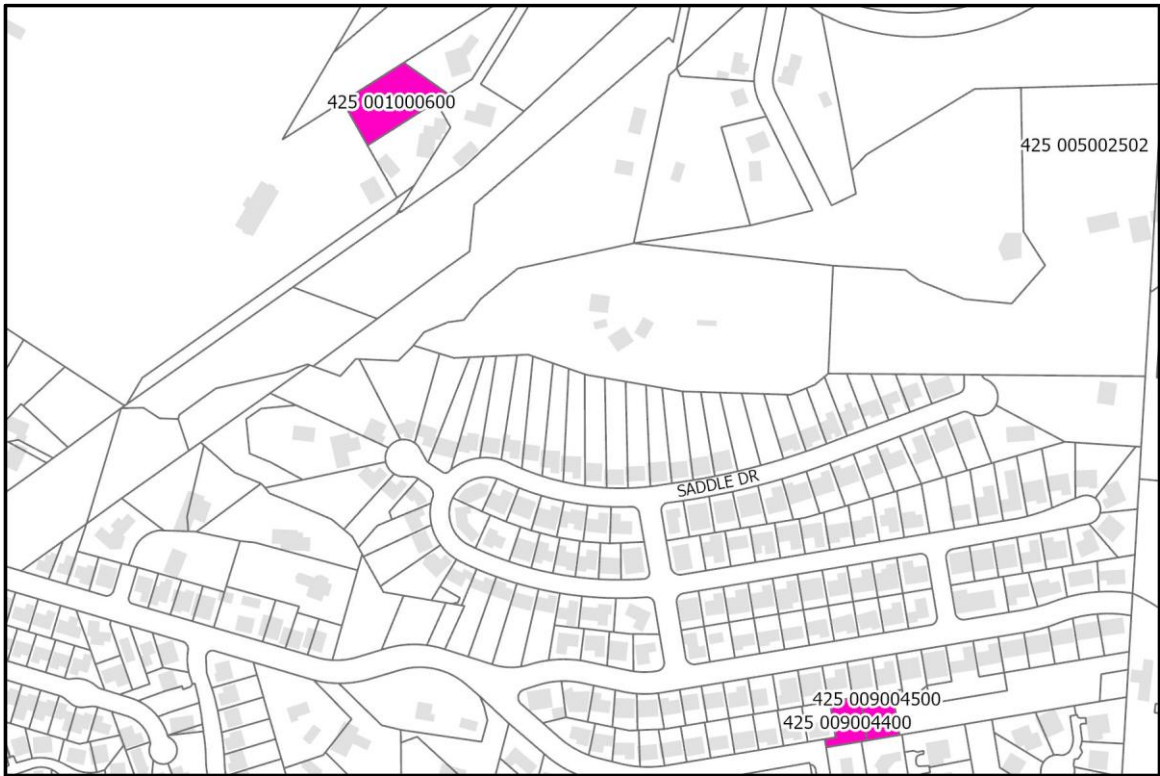
Add a new definition “Medium High Density Residential” This designation is applied to sites to implement the 2023-2031 Housing Element and can include a variety of attached housing types including but not limited to apartments, townhomes, and flats and small/tiny homes. The density range is 22 to 29 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.

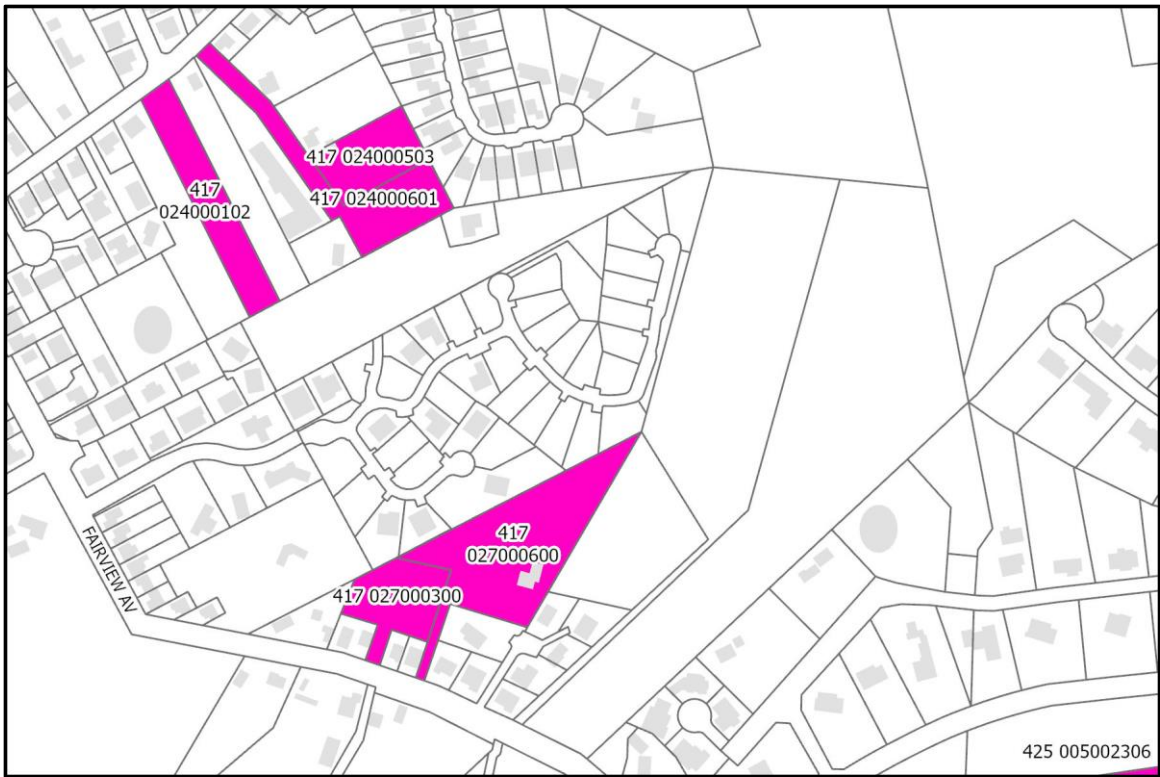
~~(f) Commercial. This category corresponds to areas that are appropriate for neighborhood serving and general commercial uses such as grocery stores, banks, restaurants, and other small businesses. The maximum allowable floor area ratio on these properties is 1.0. Residential uses are discouraged on 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.~~

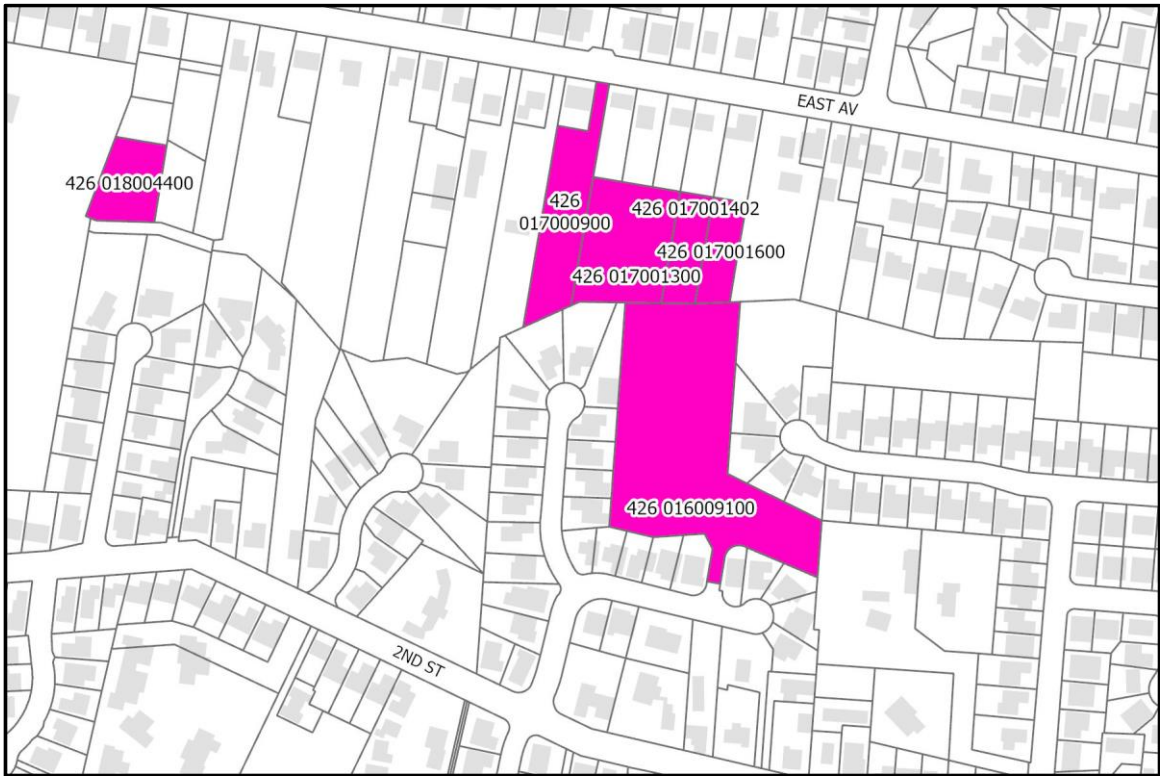
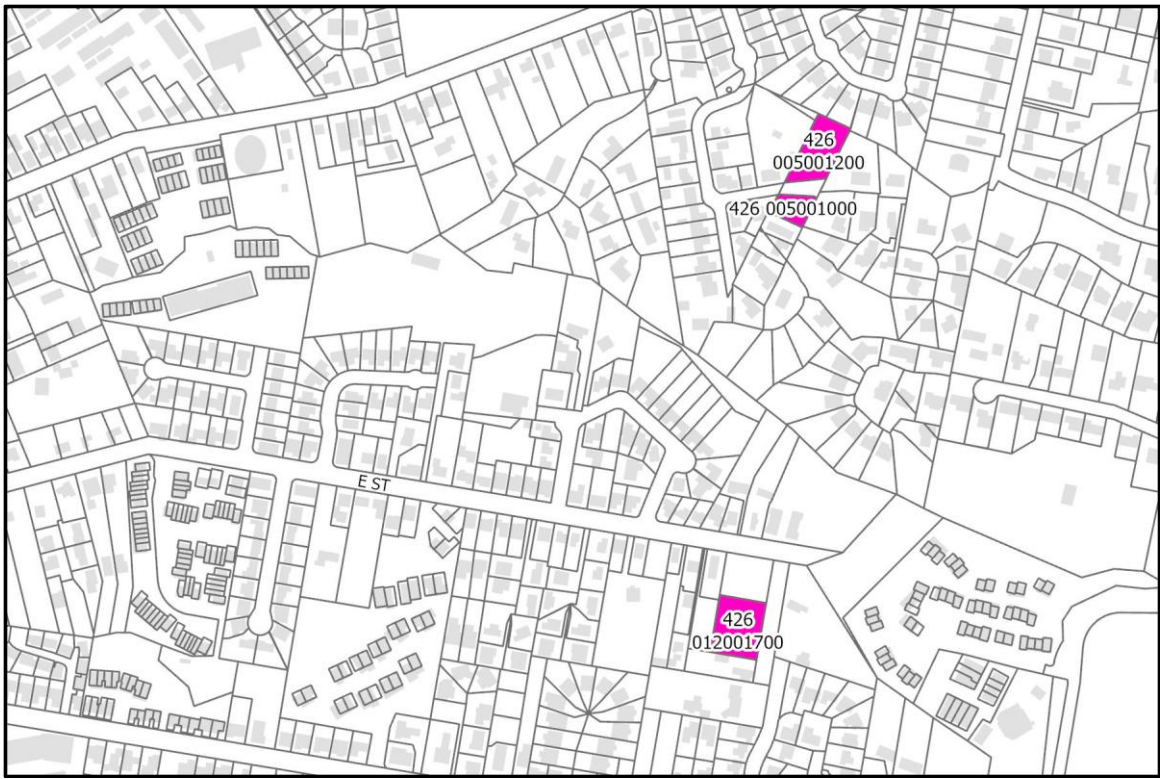
## SECTION IX

The following are map amendments to the **Fairview Area Specific Plan**. 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 |
| 426-140-9-2  | Commercial                   | Medium High Density Residential |
| 425-170-2    | Commercial                   | Medium High Density Residential |









## SECTION X

The following are **text** amendments to the **Ashland Cherryland Business District (ACBD) Specific Plan**, using ~~strikeouts~~ for deletions, and underline for new text.

6.1.2 Applicability of Standards [add section 7].

### 7. Housing Element Zoning Overlay

This overlay is intended to implement the 2023-2031 6<sup>th</sup> 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.

| TABLE 6.2.1 ZONES               |  |
|---------------------------------|--|
| Zone                            | Description  |
| <b>District Mixed Use [DMU]</b> | <p><b>General applicability.</b> Ashland and Cherryland Districts.</p> <p><b>Intent.</b> 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></p> |
| <b>District Commercial [DC]</b> | <p><b>General applicability.</b> Four Corners District.</p> <p><b>Intent.</b> 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</u></p>  |

|  |  |
|--|--|
|  | <p>the densities permitted by Table 6.2.2</p>  |
| <b>Bayfair Corridor [BC]</b>                     | <p><b>General applicability.</b> Bayfair Corridor<br/> <b>Intent.</b> 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>  |
| <b>Corridor Mixed-Use - Residential [CMU-R]</b>  | <p><b>General applicability.</b> Cherryland Corridor<br/> <b>Intent.</b> 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>   |
| <b>Corridor Mixed-Use - Commercial [CMU-C]</b>   | <p><b>General applicability.</b> West Eden and Cherryland Corridors<br/> <b>Intent.</b> 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>   |
| <b>Corridor Neighborhood - Commercial [CN-C]</b> | <p><b>General applicability.</b> West Eden Corridor<br/> <b>Intent.</b> 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>   |
| <b>Corridor Neighborhood [CN]</b>                | <p><b>General applicability.</b> Central Lewelling Corridor<br/> <b>Intent.</b> 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> |
| <b>Residential [R]</b>                           | <p><b>General applicability.</b> Four Corners and Central Lewelling Neighborhoods<br/> <b>Intent.</b> To preserve existing and allow new small-to-medium lot detached homes and reinforce their role within a walkable neighborhood.</p>   |
| <b>Public [P]</b>                                | <p><b>General applicability.</b> San Lorenzo High School, San Lorenzo Cemetery<br/> <b>Intent.</b> To allow for public serving uses such as schools.</p>   |
| <b>Open Space [OS]</b>                           | <p><b>General applicability.</b> Meek Estate Park<br/> <b>Intent.</b> To preserve land for parks and open space for active or passive recreational use.</p>  |
| <b>Auto Overlay [A-O]</b>                        | <p><b>General applicability.</b> Cherryland Corridor<br/> <b>Intent.</b> 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.</p>   |



6.2.3 Allowed Land Uses and Permit Requirements

| TABLE 6.2.2 ALLOWED LAND USES (1)  |                        |      |     |     |       |           |      |         |     |   |    |     |
|--|------------------------|------|-----|-----|-------|-----------|------|---------|-----|---|----|-----|
| Land Use Type  | Specific Use Standards | Zone |     |     |       |           |      |         |     |   |    |     |
|  |                        | DMU  | DC  | BC  | CMU-C | CMU-R (2) | CN-C | CN (3)  | R   | P | OS |     |
| <b>Key:</b><br><b>P = Allowed by Right</b><br><b>MUP = Minor Use Permit Required</b><br><b>- = Use Not Allowed</b><br><b>CUP = Conditional Use Permit Required</b><br><b>TUP = Temporary Use Permit Required</b> |                        |      |     |     |       |           |      |         |     |   |    |     |
| <b>Entertainment and Recreation</b>  |                        |      |     |     |       |           |      |         |     |   |    |     |
| Adult entertainment activity   |                        | -    | -   | -   | -     | -         | -    | -       | -   | - | -  | -   |
| Health/Fitness facility <5,000 sf  |                        | MUP  | MUP | MUP | MUP   | -         | -    | -       | -   | - | -  | -   |
| Health/Fitness facility >5,000 sf  |                        | CUP  | CUP | CUP | CUP   | -         | -    | -       | -   | - | -  | -   |
| Indoor/Outdoor Recreation  |                        | CUP  | CUP | -   | CUP   | -         | -    | -       | -   | - | -  | MUP |
| Park, playground (4)   |                        | P    | 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)     | -    | -       | -   | - | -  | -   |
| <b>Office, Civic, and Public Assembly</b>  |                        |      |     |     |       |           |      |         |     |   |    |     |
| Government   |                        | P    | P   | P   | P     | P         | P    | P (3)   | P   | P | -  | -   |
| Library, museum, or art gallery  |                        | P    | P   | P   | P     | P (2)     | -    | -       | -   | - | -  | MUP |
| Office, general  |                        | P    | P   | P   | P     | -         | P    | P (3)   | -   | - | -  | -   |
| Meeting facility, public or private  |                        | P    | P   | P   | P     | -         | -    | -       | CUP | - | -  | MUP |
| School, public or private  |                        | MUP  | MUP | MUP | P     | -         | -    | -       | CUP | P | -  | -   |
| <b>Restaurant and Food</b>   |                        |      |     |     |       |           |      |         |     |   |    |     |
| 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    | MUP (3) | -   | - | -  | -   |

---

| TABLE 6.2.2 ALLOWED LAND USES (1)  |                        |      |     |     |       |           |      |         |     |   |    |
|--|------------------------|------|-----|-----|-------|-----------|------|---------|-----|---|----|
| Land Use Type  | Specific Use Standards | Zone |     |     |       |           |      |         |     |   |    |
|  |                        | DMU  | DC  | BC  | CMU-C | CMU-R (2) | CN-C | CN (3)  | R   | P | OS |
| <b>Key:</b><br><b>P = Allowed by Right</b><br><b>MUP = Minor Use Permit Required</b><br><b>- = Use Not Allowed</b><br><b>CUP = Conditional Use Permit Required</b><br><b>TUP = Temporary Use Permit Required</b> |                        |      |     |     |       |           |      |         |     |   |    |
| w/ Outside dining  | Section 6.2.5.6        | P    | P   | P   | P     | MUP (2)   | -    | MUP (3) | -   | - | -  |
| <b>Retail</b>  |                        |      |     |     |       |           |      |         |     |   |    |
| Alcohol Outlet   | Section 6.2.5.1        | CUP  | CUP | CUP | CUP   | -         | -    | -       | -   | - | -  |
| Tobacco Outlet   |                        | CUP  | CUP | CUP | 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)   | -   | - | -  |
| <b>Services</b>  |                        |      |     |     |       |           |      |         |     |   |    |
| 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        | MUP  | MUP | MUP | 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  | CUP | CUP | CUP   | CUP (2)   | CUP  | CUP (3) | CUP | - | -  |
| Commercial services  |                        | MUP  | MUP | 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  | CUP | CUP | MUP   | MUP (2)   | MUP  | MUP (3) | CUP | - | -  |
| Emergency Shelter  | ACGOC 17.52.1160-1165  | CUP  | CUP | CUP | CUP   | -         | CUP  | CUP (3) | -   | - | -  |
| 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 | Zone      |       |           |           |            |           |         |     |   |    |
|   |                        | DMU       | DC    | BC        | CMU-C     | CMU-R (2)  | CN-C      | CN (3)  | R   | P | OS |
| <b>Key:</b>                                       |                        |           |       |           |           |            |           |         |     |   |    |
| <b>P = Allowed by Right</b>                       |                        |           |       |           |           |            |           |         |     |   |    |
| <b>MUP = Minor Use Permit Required</b>            |                        |           |       |           |           |            |           |         |     |   |    |
| <b>CUP = Conditional Use Permit Required</b>      |                        |           |       |           |           |            |           |         |     |   |    |
| <b>TUP = Temporary Use Permit Required</b>        |                        |           |       |           |           |            |           |         |     |   |    |
| <b>- = Use Not Allowed</b>                        |                        |           |       |           |           |            |           |         |     |   |    |
| <b>Medical or residential care facility &lt;7</b> | ACGOC 17.54.133        | P         | P     | P         | P         | P (2)      | P         | P       | P   | - | -  |
| <b>Medical or residential care facility &gt;7</b> |                        | CUP       | CUP   | CUP       | CUP       | -          | CUP       | CUP (3) | CUP | - | -  |
| <b>Medical Services</b>                           |                        | P         | P     | P         | P         | -          | P         | P (3)   | -   | - | -  |
| <b>Personal services</b>                          |                        | P         | P     | P         | P         | P (2)      | P         | P (3)   | -   | - | -  |
| <b>Personal services-restricted</b>               |                        | CUP       | CUP   | CUP       | MUP       | -          | -         | -       | -   | - | -  |
| <b>Repair, commercial (non-vehicular)</b>         |                        | -         | -     | -         | P         | -          | -         | -       | -   | - | -  |
| <b>Storage Garage</b>                             |                        | -         | -     | -         | -         | -          | -         | -       | -   | - | -  |
| <b>Transitional and Supportive Housing</b>        | ACGOC 17.54.133        | P         | P     | P         | P         | P          | P         | P       | P   | - | -  |
| <b>Residential</b>                                |                        |           |       |           |           |            |           |         |     |   |    |
| <b>Accessory Building</b>                         |                        | P         | -     | P         | P         | P          | P         | P       | P   | - | -  |
| <b>Dwelling: Multi-Family</b>                     |                        | P (7)     | P (7) | P (7)     | P (7)     | P          | P (7)     | P (3)   | P   | - | -  |
| <b>Dwelling: Single Family</b>                    |                        | -         | -     | -         | P (7)     | P          | P (7)     | P (3)   | P   | - | -  |
| <b>Home Occupation, no clients</b>                |                        | P         | P     | P         | P         | P          | P (7)     | P (3)   | P   | - | -  |
| <b>Home Occupation, with clients</b>              | Section 6.2.5.3        | MUP       | MUP   | MUP       | MUP       | MUP        | MUP       | MUP     | MUP |   |    |
| <b>Live/work unit</b>                             |                        | P (7)     | -     | P (7)     | P (7)     | P          | P         | P       | -   | - | -  |
| <b>Mixed-Use</b>                                  | Section 6.2.5.4        | P (7) (8) | P (7) | P (7) (9) | P (7) (9) | P (2) (10) | P (7) (9) | -       | -   | - | -  |
| <b>Single Room Occupancy</b>                      | ACGOC 17.54.134        | P (7)     | P (7) | P (7)     | P (7)     | P          | -         | -       | -   | - | -  |
| <b>Automobile Related</b>                         |                        |           |       |           |           |            |           |         |     |   |    |
| <b>Car Wash</b>                                   |                        | -         | -     | CUP       | CUP (11)  | CUP (11)   | CUP       | (11)    | -   | - | -  |
| <b>Commercial vehicle sales, rental, storage</b>  |                        | -         | -     | -         | -         | -          | -         | -       | -   | - | -  |
| <b>Gas Station</b>                                |                        | -         | -     | CUP       | CUP (11)  | CUP (11)   | CUP       | (11)    | -   | - | -  |
| <b>Automobile Sales, Rentals (new/used)</b>       |                        | -         | -     | -         | CUP (11)  | CUP (11)   | CUP       | (11)    | -   | - | -  |

| TABLE 6.2.2 ALLOWED LAND USES (1)   |                        |      |     |     |          |           |      |         |   |     |     |
|---|------------------------|------|-----|-----|----------|-----------|------|---------|---|-----|-----|
| Land Use Type   | Specific Use Standards | Zone |     |     |          |           |      |         |   |     |     |
|   |                        | DMU  | DC  | BC  | CMU-C    | CMU-R (2) | CN-C | CN (3)  | R | P   | OS  |
| <b>Key:</b><br><b>P = Allowed by Right</b><br><b>MUP = Minor Use Permit Required</b><br><b>- = Use Not Allowed</b><br><b>CUP = Conditional Use Permit Required</b><br><b>TUP = Temporary Use Permit Required</b>  |                        |      |     |     |          |           |      |         |   |     |     |
| 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  |                        | -    | -   | -   | -        | -         | -    | -       | - | -   | -   |
| <b>Other</b>  |                        |      |     |     |          |           |      |         |   |     |     |
| Temporary Use/ Structure  | Section 6.2.5.7        | TUP  | TUP | TUP | TUP      | TUP (2)   | TUP  | TUP (3) | - | TUP | TUP |
| Transit Station   |                        | P    | P   | P   | P        | -         | P    | -       | - | P   | -   |
| Notes:<br>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.<br>2. Commercial only allowed as a secondary use.<br>3. Commercial allowed on parcels designated General Commercial in the General Plan and Residential uses allowed on parcels designated Residential in the General Plan. <b>In the Housing Element Zoning Overlay Residential uses are permitted as a primary use at the densities permitted by Table 6.2.2</b><br>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.<br>5. CUP required if includes an accessory crematorium.<br>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.<br>7. Residential only allowed as a secondary use. <b>In the Housing Element Zoning Overlay Residential uses are permitted as a primary use at the densities permitted by Table 6.2.2</b><br>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.<br>9. For Commercial/Residential mixed use. Vertical and horizontal mixed use allowed.<br>10. For Residential/Commercial mixed use. Vertical and horizontal mixed use allowed.<br>11. Use is allowed by right for property located within the Auto Overlay Zone, see Table 6.2.1 and Figure 6.2.1. |                        |      |     |     |          |           |      |         |   |     |     |

6.2.4 Development Standards

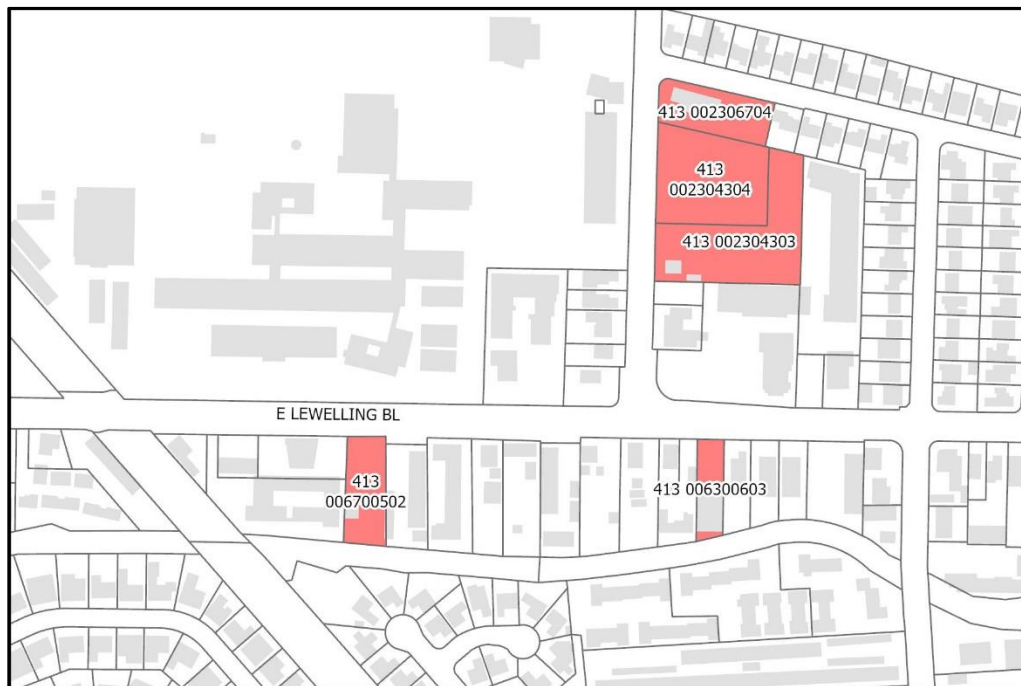
| TABLE 6.2.3 DEVELOPMENT STANDARDS     |  |            |            |            |   |            |   |            |  |            |            |            |            |            |
|---------------------------------------|--|------------|------------|------------|---|------------|---|------------|--|------------|------------|------------|------------|------------|
| Development Standards                 | Zone   |            |            |            |   |            |   |            |  |            |            |            |            |            |
|                                       | DMU/DC   |            | BC         |            | CMU-C/CMU-R   |            | CN/CN-C   |            | R  |            | P          |            | OS         |            |
| Building Placement                    | Min  | Max        | Min        | Max        | Min   | Max        | Min   | Max        | Min  | Max        | Min        | Max        | Min        | Max        |
| <b>Setbacks (distance from ROW)</b>   |  |            |            |            |   |            |   |            |  |            |            |            |            |            |
| 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        |
| <b>Lot Requirements</b>               | <b>Min</b>   | <b>Max</b> | <b>Min</b> | <b>Max</b> | <b>Min</b>  | <b>Max</b> | <b>Min</b>  | <b>Max</b> | <b>Min</b>                                     | <b>Max</b> | <b>Min</b> | <b>Max</b> | <b>Min</b> | <b>Max</b> |
| Lot Coverage (max)                    | n/a  | 90%        | n/a        | 90%        | n/a   | 75%        | n/a   | 70%        | n/a  | 60%        | n/a        | 50%        | n/a        | 10%        |
| <b>Floor Area Ratio (FAR)</b>         | <b>Min</b>   | <b>Max</b> | <b>Min</b> | <b>Max</b> | <b>Min</b>  | <b>Max</b> | <b>Min</b>  | <b>Max</b> | <b>Min</b>                                     | <b>Max</b> | <b>Min</b> | <b>Max</b> | <b>Min</b> | <b>Max</b> |
|                                       | 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        |
| <b>Density</b>                        | <b>Max</b>   |            | <b>Max</b> |            | <b>Max</b>  |            | <b>Max</b>  |            | <b>Max</b>                                     |            | <b>Max</b> |            | <b>Max</b> |            |
|                                       | 86 du/ac<br><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:<br>12 du/ac<br>CMU-C:<br>43 du/ac<br><u>86 du/ac for parcels in the Housing Element Overlay Zone</u> |            | 22 du/ac<br><u>43 du/ac for parcels in the Housing Element Overlay Zone</u> |            | R-1 9 du/ac<br>R-2 22 du/ac<br>R-3 22-43 du/ac |            | n/a        |            | n/a        |            |
| <b>Building Form</b>                  | <b>Min</b>   | <b>Max</b> | <b>Min</b> | <b>Max</b> | <b>Min</b>  | <b>Max</b> | <b>Min</b>  | <b>Max</b> | <b>Min</b>                                     | <b>Max</b> | <b>Min</b> | <b>Max</b> | <b>Min</b> | <b>Max</b> |
| <b>Height</b>                         |  |            |            |            |   |            |   |            |  |            |            |            |            |            |
| 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        |
| <b>Frontage and Encroachments (5)</b> |  |            |            |            |   |            |   |            |  |            |            |            |            |            |
| 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 6.2.3 DEVELOPMENT STANDARDS  |   |    |             |         |   |   |    |
|--|---|----|-------------|---------|---|---|----|
| Development Standards  | Zone  |    |             |         |   |   |    |
|  | DMU/DC  | BC | CMU-C/CMU-R | CN/CN-C | R | P | OS |
| <b>Other</b>   |   |    |             |         |   |   |    |
| 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 a Frontage Types in Section 6.3. |   |    |             |         |   |   |    |
| 8. Average of the setbacks of the two adjacent properties.   |   |    |             |         |   |   |    |
| 9. <b>For parcels in the Housing Element Overlay Zone, certain development standards may be modified through an administrative modification process.</b>             |   |    |             |         |   |   |    |

## SECTION XI

| 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 XII

The following are **text** amendments to the **Castro Valley Central Business District Specific Plan**, using ~~strikeouts~~ for deletions, and underline for new text.

[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.

[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.

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.

[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 units 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.

[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  |

[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

[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.~~

[Page 153] Delete FIGURE 35 in its entirety.

[Page 47] Sub Area 2

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

[Page 58] Sub Area 7

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

[Page 65] Sub Area 10

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

### SECTION XIII

The following are **text** amendments to the **Fairview Area Specific Plan**, using ~~strikeouts~~ for deletions, and underline for new text.

[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. Additional new districts have been created as part of the 2023-2031 Housing Element, labeled Residential 17, Residential 22, and Residential 29.

[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 low-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.

Residential 22 - Allows Residential uses as the primary use up to 22 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. Given the location of these parcels, in addition to the primary residential use, neighborhood serving commercial uses are allowed but not required. Commercial uses shall be limited to those uses allowed in the CN and C1 zoning districts subject to the provisions of the Alameda County Zoning Ordinance.

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. Given the location of these parcels, in addition to the primary residential use, neighborhood serving commercial uses are allowed but not required. Commercial uses shall be limited to those uses allowed in the CN and C1 zoning districts subject to the provisions of the Alameda County Zoning Ordinance.

[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.

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

| Base Zoning District | Side Yard | Corner Side Yard (streetfacing) | Front Yard | Rear Yard |
|----------------------|-----------|---------------------------------|------------|-----------|
| Residential 17       | <u>5</u>  | <u>10</u>                       | <u>15</u>  | <u>15</u> |
| Residential 22       | <u>5</u>  | <u>10</u>                       | <u>15</u>  | <u>15</u> |
| Residential 29       | <u>5</u>  | <u>10</u>                       | <u>10</u>  | <u>15</u> |

## SECTION XIV

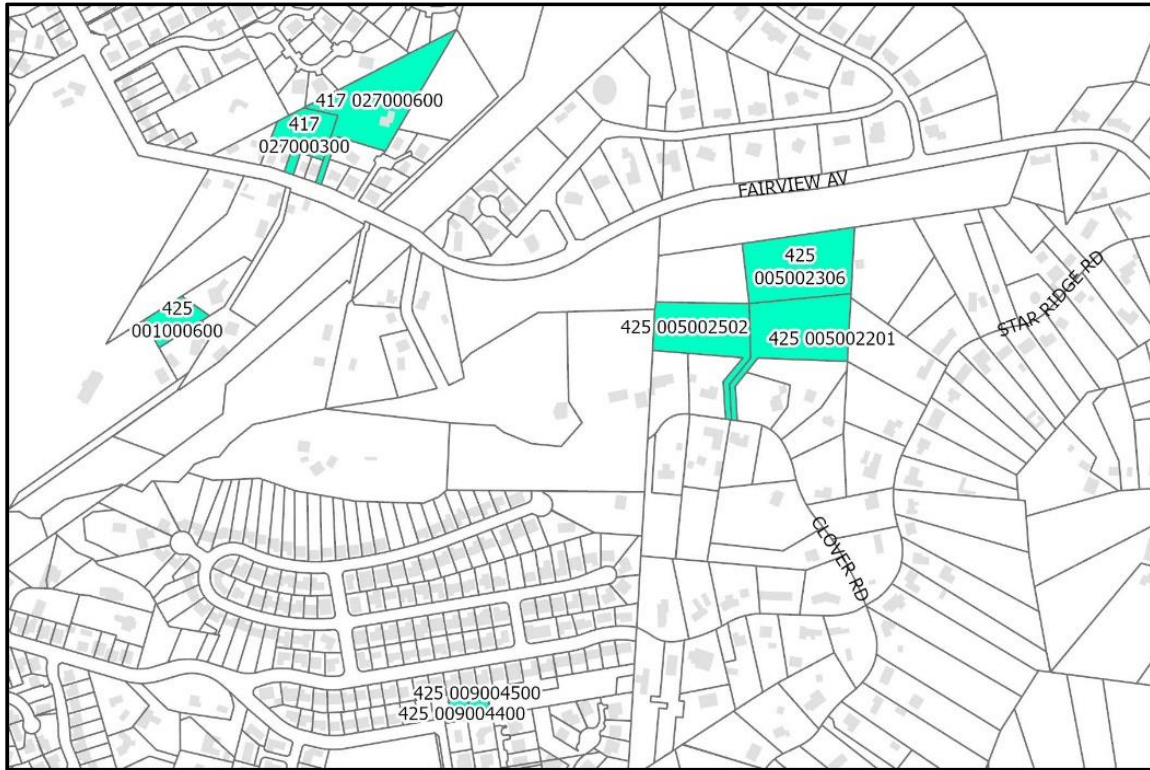
The following are **map** amendments to the **Fairview Area Specific Plan**, Figure 3-2 Zoning Map.

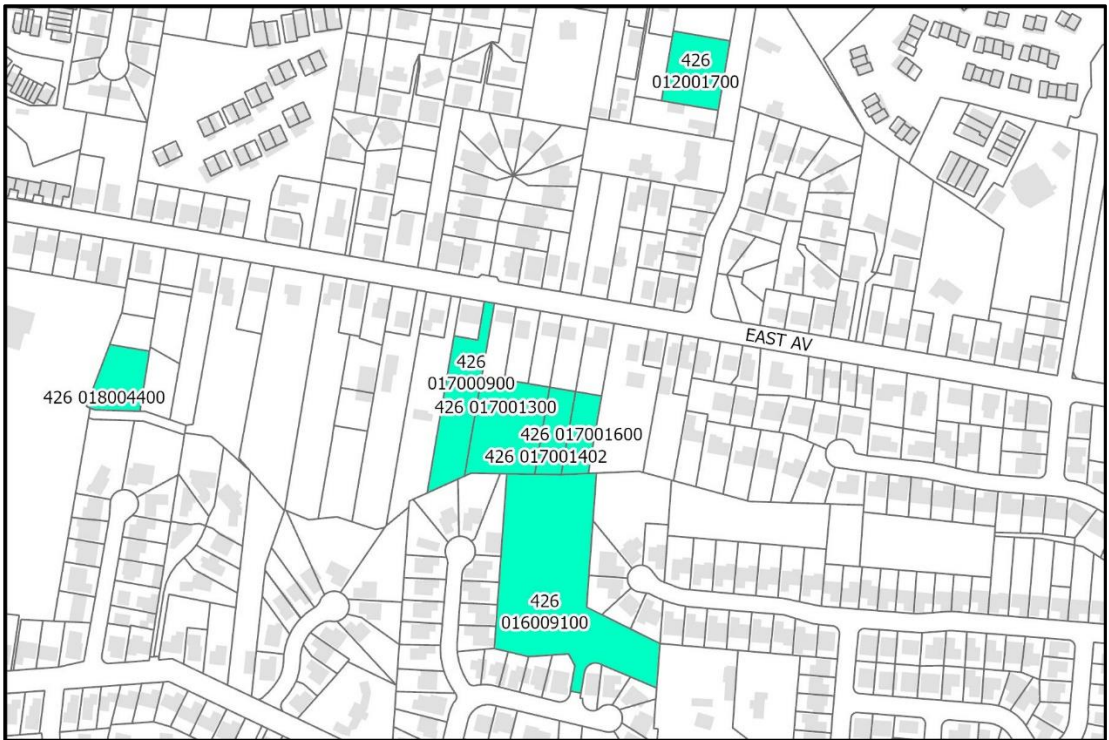
[Page 3-17] Figure 3-2 Zoning Map – Create new Fairview Zoning categories of Residential 17, Residential 22 and Residential 29

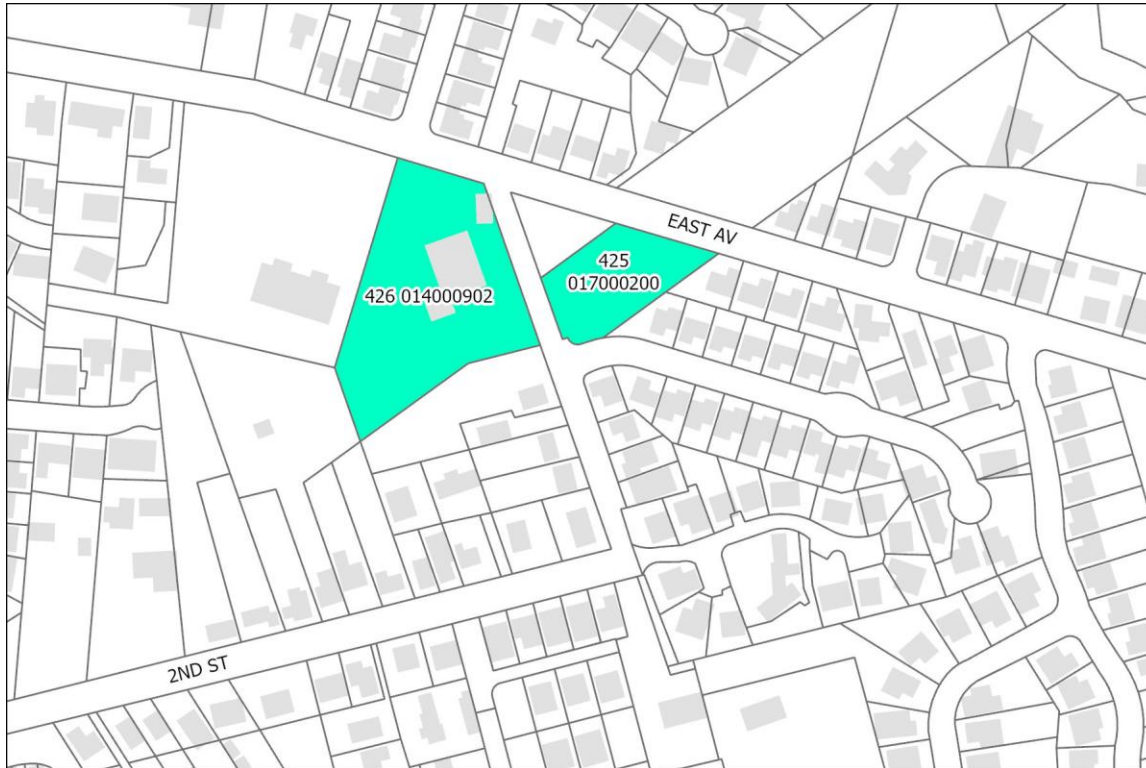
Rezone the following parcels per the table and maps below:

| APN          | From Fairview Specific Plan zoning | To Fairview Specific Plan zoning |
|--------------|------------------------------------|----------------------------------|
| 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 |
| 426-140-9-2  | CN Neighborhood Business | Residential 22 |
| 425-170-2    | C1 Retail Business       | Residential 29 |







## SECTION XV

The following are **text** amendments to the **San Lorenzo Village Center Specific Plan**, using ~~strikeouts~~ for deletions, and underline for new text.

[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           | Overall density: 19.66 units per acre. <u>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 | C. <u>Except parcels and projects in the Housing Element Overlay Zone are eligible for permit streamlining.</u>  |





# **Exhibit C Zoning Ordinance Amendments**

## **Housing Element (HE) Zoning Overlay Combining District**

### **17.30.25 Housing Element Overlay Combining District - Intent**

The district, hereinafter designated as the Housing Element (HE) zoning overlay district, is established to be combined with other districts in order to provide for permit streamlining, incentivize the production of housing at all income levels, and to allow for variations in the intensity of development. The HE district is aligned with the base district per the density permitted by General plans, Specific Plans and/or Zoning. The purpose of this article is to provide guidelines and approval procedures for the development and improvement of land within HE districts in unincorporated Alameda County.

### **17.30.26 Housing Element Overlay District – Map**

The HE district map shall show all the overlay parcels and designate the maximum density which shall then determine the applicable development standards and objective design standards described in Table 1 below, 17.30.29 - Review Process and Procedure. The map shall also identify those sites identified for low-income households, and the provisions of 17.30.28(3) and 17.30.28 (6) shall apply on these sites.

### **17.30.27 Applicability**

The district regulations shall apply to all parcels identified in the adopted Housing Element Zoning Overlay District Map (as amended).

### **17.30.28 - General provisions**

1. In a combining HE district all regulations shall remain the same as in the district with which it is combined except as to the matters hereinafter described. In the case of any conflict the HE district shall govern.
2. Parcels within the HE district shall benefit from permit streamlining and in many cases, ministerial approval.
3. For parcels designated 'Low Income' or 'Mixed Income' in the 6<sup>th</sup> Cycle Housing Element, by-right approval shall be given to owner-occupied and rental multi-family projects in which 20 percent or more of the units are affordable to lower-income households. In addition, all HE District sites intended to accommodate the lower-income households are required to build to a minimum density of at least 20 units per acre.
4. All sites in the HE district shall be determined to have building site status, conforming lot dimensions (frontage, depth, width) and to meet minimum building site size, regardless of the zoning or specific plan district in which they are located.
5. All sites in the HE district shall allow residential uses as a primary use. The primary residential use can, but is not required to be, combined with a secondary commercial use if the underlying zoning district allows such commercial use.
6. For any mixed-use project sites identified in the sites inventory for 'Low Income' and 'Mixed Income' units, residential use is required of at least 50 percent of the total floor area on these sites.
7. In the case of a subdivision into fee simple parcels, stock cooperative or condominiums units, Chapter 16 of the County Code shall be required, in addition to any HE district requirements.

**17.30.29 - Review Process and Procedure**

For all residential or mixed-use projects being proposed in the HE overlay district, the following table shall be used to determine the Applicable Zoning Standards, Objective Design Standards, Planning Permit Required and Procedure. The density of the project is the basis for review using the table below:

**Table 1**

| Density as Units/Acre | Zoning District Applicability   | Development Standards and Objective Design Standards   | Planning Permit Required  | Procedure  |
|-----------------------|---|--|---|--|
| Below 9 Units/Acre    | Any parcel based on the R-1 zone, or any parcel in the Overlay where the expected capacity is 1 unit.   | Applicable base single-family zoning, including minimum lot size, coverage and floor area limitations. Follow base zoning and/or specific plan requirements. | None  | Ministerial  |
| 9-21 Units/Acre       | R-9-HE<br>ACBD-R1<br>R1<br>RSL-CSU-RV<br>CVCBD-CVBD-S11W<br>PD-2226<br>R1<br>R2-BE<br>RS-D3<br>RS-SU<br>RSL-17-HE<br>FA-17-HE<br>PD-1408<br>PD-2166<br>RS-D20 | Follow applicable Zoning District for Development Standards and Complete Objective Design Standards Checklist for 9-21 Units/Acre                            | Compliance with Zoning Standards and Objective Design Standards Checklist | Ministerial  |
|                       |   |  | Site Development Review if not in compliance                              | Discretionary - limit of 1 hearing at Municipal Advisory Council |
| 22-43                 | R-S-22-HE<br>FA-CN-22-HE<br>C1-22-HE<br>RLM-22-HE<br>AO-CMU-R<br>R2<br>R2-BE<br>R3-BE<br>RS-D25<br>RS-D35<br>FA-29-HE   | Follow Zoning Districts for Development Standards, and complete Objective Design Standards Checklist for 22-43 Units/Acre                                    | Compliance with Zoning and Objective Design Standards Checklist           | Ministerial  |
|                       |   |  | Site Development Review if not in compliance                              | Discretionary - limit of 1 hearing at Municipal Advisory Council |

|        |   |   |   |  |
|--------|---|---|---|--|
|        | FA-CN-29-HE<br>RMF-HE<br>RMF-D3<br>RS-D15<br>CVBD-S07<br>CN-43-HE<br>ACBD-DC-43-HE<br>GC-MHDR-43-HE<br>ACBD-R3-HE<br>MHDR-43-HE<br>ACBD-DMU-43-HE<br>ACBD-AO-CMU-C<br>CMU-C<br>PD-1487              |   |   |  |
| 44-86  | R-60-HE<br>CC-60-HE<br>CN-60-HE<br>CVBD-S02-86-HE<br>CVBD-S07-86-HE<br>CVBD-S10-86-HE<br>ACBD-DC-86-HE<br>ACBD-DMU-86-HE<br>ACBD-CMU-C-86-HE<br>HDR-86-HE<br>SLZ-86-HE<br>CVBD-CTA-S08-86-HE<br>DMU | Follow Zoning Districts for Development Standards, and complete Objective Design Standards Checklist for 44-86 Units/Acre | Compliance with Zoning and Objective Design Standards Checklist                     | Ministerial  |
|        |   |   | Site Development Review if not in compliance  | Discretionary - limit of 1 hearing at Municipal Advisory Council |
| 87-125 | HDR-100-HE;<br>BTA-HDR-125 / GC-HE  | Follow Zoning Districts for Development Standards, and follow Chapter 8 of Residential Design Standards and Guidelines    | Compliance with Zoning and Chapter 8 of Residential Design Standards and Guidelines | Ministerial  |
|        |   |   | Site Development Review if not in compliance  | Discretionary - limit of 1 hearing at Municipal Advisory Council |

**17.30.29 Procedures and Permit Streamlining**

As described in Table 1 above, all density ranges below 9 units per acre (single family density) follow the base zoning or specific plan standards and shall be ministerially approved. Above 9 units per acre

projects must utilize the County's Checklist for Residential Development (as they may be amended) to demonstrate compliance with objective standards that can result in a ministerial approval. Otherwise requires a Site Development Review permit.

Project that do require a Site Development Review are limited to one (1) public hearing to approve any project in the HE Overlay - beyond the conclusion of the hearing the project is deemed approved. A project manager from the Planning Department will be assigned to facilitate the permit process.

#### **17.30.30 Development Standards**

As described in Table 1 above, Development Standards shall be determined by the density range that best corresponds to the building type as identified in the Checklist for Residential Development. In no case shall projects exceed HE Overlay density maximum, except as allowed by State law. Minor variations between Residential Design and Objective Standards categories may be allowed as determined by the Planning Director.

#### **17.30.31 Administrative Modification**

In order to facilitate projects achieving maximum densities within the HE Overlay, an Administrative Modification is available. The Administrative Modification is a no-cost request to modify development standards. Applies to lot dimensions, height, setbacks, open space, landscaping and parking. Available to applicants and projects under applicability section above and can only be appealed under findings of adverse specific impact described in Housing Accountability Act Government Code section 65589.5 (a)(3).

#### **17.30.32 Required Parking Spaces**

Projects in Zoning Districts based on the Single-Family R-1 Districts shall follow zoning or specific plan requirements which normally require more than 1 space per unit. Projects with proximity to transit stations/stops may have reduced parking requirements based on State laws pertaining to such matters. In all other cases the parking requirement shall not exceed:

- a. Studio Units: one (1) parking space per unit
- b. One-bedroom units: one and one-half (1.5) parking spaces per unit
- c. Two-bedroom or more units: two (2) parking spaces per unit, one of which can be tandem and/or uncovered

**Guest Parking:** Projects in Zoning Districts based on the Single-Family R-1 Districts shall follow zoning or specific plan requirements. In all other cases the Guest parking requirement shall not exceed: .25 per unit.

In no case shall the parking requirement for projects above 9 units per acre exceed 2.25 per unit, inclusive of guest parking.

**17.30.33 California Environmental Quality Act**— All projects in applicability section above are Exempt from the California Environmental Quality Act based on the action of the Board of Supervisors making findings approving the HE Overlay.

**17.30.34 Administration** – Review no less than one time per year as part of the annual General Plan report, or no more than two times per calendar year to address RHNA compliance/no net loss, and to review any additions/subtractions to district.

**17.30.36 Sunset** The HE district overlay shall sunset upon adoption by the Board of Supervisors of the 7<sup>th</sup> Cycle Housing Element.

## Chapter 17.XX

### Housing Element Zoning Districts

Sections:

17.XX.010 Purpose.

The purpose of this chapter is to implement the policy action items of the 2023-2031 Housing Element of the Alameda County General Plan. The properties designated within the zoning districts in this Chapter shall be located in the Housing Element (HE) Zoning Overlay Combining District. Residential and mixed-use residential development that meets 2023-2031 Housing Element goals and policies shall be subject to the general provisions, process and procedures, permit streamlining, development standards, administrative modification processes, and parking space standards listed in Sections 17.30.25 through 17.30.32 of this Title.

17.XX.015 – Housing Element districts—Reference to Residential Design Standards and Guidelines. Residential development and mixed-use residential development within the Housing Element Zoning Districts) shall be subject to the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County," as amended. On matters not provided for in the “Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County”, as amended, the respective regulations in this zoning ordinance shall apply.

17.XX.020 Neighborhood Commercial 60 (CN-60-HE)

- A. Intent – the intent of the Neighborhood Commercial 60 (CN-60-HE) Housing Element Overlay Combining Zoning District is to permit multi-family residential and mixed-use residential development in the CN zoning district while continuing to maintain existing Permitted and Conditionally Permitted uses as legally conforming.
- B. Site Development Review -- Site Development Review shall be required for:
  - 1. construction or remodel of 1,000 sq.ft. or more of non-residential floor area;
  - 2. for construction of over 10 primary dwelling units;
  - 3. remodel of over 50% of the existing exterior volume of the total number of primary dwelling units; or
  - 4. development subject to the Housing Element Overlay District shall be reviewed under the procedures set forth in Sections 17.30.25 through 17.30.32 of this Title.
- C. Permitted Uses –
  - 1. Uses listed as Permitted in Section 17.36.020 - Permitted uses
  - 2. Residential uses and residential accessory structures and uses
  - 3. Mixed-use residential uses.
- D. Conditional Uses – Uses listed as Conditionally Permitted in Section 17.36.030 - Conditional uses.
- E. Floor Area Ratio –
  - 1. for residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County," as amended, for the High Density Residential for the CVCBD Land Use Group E development type.
  - 2. for mixed-use residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County," as amended, for the Residential Mixed-Use Standards for the CVCBD Land Use Group E development type.

3. for non-residential development: development regulations as listed in Chapter 17.36 – C-N Districts
- F. Lot Coverage –
1. for residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County," as amended, for the High Density Residential for the CVCBD Land Use Group E development type.
  2. for mixed-use residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County," as amended, for the Residential Mixed-Use Standards for the CVCBD Land Use Group E development type.
  3. for non-residential development: development regulations as listed in Chapter 17.36 – C-N Districts
- G. Residential Density – 30 dwelling units per net acre minimum and 60 dwelling units per net acre maximum
- H. Building Site –
1. for residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County," as amended, for the High Density Residential for the CVCBD Land Use Group E development type.
  2. for mixed-use residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County," as amended, for the Residential Mixed-Use Standards for the CVCBD Land Use Group E development type.
  3. for non-residential development: development regulations as listed in Chapter 17.36 – C-N Districts
- I. Yards –
1. for residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County," as amended, for the High Density Residential for the CVCBD Land Use Group E development type.
  2. for mixed-use residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County," as amended, for the Residential Mixed-Use Standards for the CVCBD Land Use Group E development type.
  3. for non-residential development: development regulations as listed in Chapter 17.36 – C-N Districts
- J. Height of buildings –
1. for residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County," as amended, for the High Density Residential for the CVCBD Land Use Group E development type.
  2. for mixed-use residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County," as amended, for the Residential Mixed-Use Standards for the CVCBD Land Use Group E development type.
  3. for non-residential development: development regulations as listed in Chapter 17.36 – C-N Districts
- K. Parking –

1. for residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County," as amended, for the High Density Residential for the CVCBD Land Use Group E development type.
  2. for mixed-use residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County," as amended, for the Residential Mixed-Use Standards for the CVCBD Land Use Group E development type.
  3. for non-residential development: as listed in Chapter 17.52 – General Requirements, as modified by the Residential Design Standards and Guidelines.
- L. Other regulations –
1. for residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County," as amended, for the High Density Residential for the CVCBD Land Use Group E development type.
  2. for mixed-use residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County," as amended, for the Residential Mixed-Use Standards for the CVCBD Land Use Group E development type.
  3. for non-residential development: development regulations as listed in Chapter 17.36 – C-N Districts

17.XX.030 Retail Business 22 (C1-22-HE)

- A. Intent – the intent of the Retail Business 22 (C1-22-HE) Housing Element Overlay Combining Zoning District is to permit multi-family residential and mixed-use residential development in the C1 zoning district while continuing to maintain existing Permitted and Conditionally Permitted uses as legally conforming.
- B. Site Development Review -- Site Development Review shall be required for:
  1. construction or remodel of 1,000 sq.ft. or more of non-residential floor area;
  2. for construction of over 10 primary dwelling units;
  3. remodel of over 50% of the existing exterior volume of the total number of primary dwelling units; or
  4. development subject to the Housing Element Overlay District shall be reviewed under the procedures set forth in Sections 17.30.25 through 17.30.32 of this Title.
- C. Permitted Uses –
  1. Uses listed as Permitted in Section 17.38.020 – Permitted uses
  2. Residential uses and residential accessory structures and uses
  3. Mixed-use residential uses.
- D. Conditional Uses – Uses listed as Conditionally Permitted in Section 17.38.025 – Conditional uses – Planning commission and in Section 17.38.030 – Conditional uses – Board of Zoning Adjustments.
- E. Floor Area Ratio –
  1. for residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County," as amended, for the Medium Density Residential R-S-D20 development type.
  2. for mixed-use residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County," as amended, for the Residential Mixed-Use Standards for the CVCBD Land Use Group D development type at 17.4 – 21.8.

3. for non-residential development: development regulations as listed in Chapter 17.38 – C-1 Districts
- F. Lot Coverage –
1. for residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County," as amended, for the High Density Residential for the CVCBD Land Use Group E development type.
  2. for mixed-use residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County," as amended, for the Residential Mixed-Use Standards for the CVCBD Land Use Group D development type at 17.4 – 21.8.
  3. for non-residential development: development regulations as listed in Chapter 17.38 – C-1 Districts
- G. Residential Density – 10 dwelling units per net acre minimum and 22 dwelling units per net acre maximum
- H. Building Site –
1. for residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County," as amended, for the Medium Density Residential R-S-D20 development type.
  2. for mixed-use residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County," as amended, for the Residential Mixed-Use Standards for the CVCBD Land Use Group D development type at 17.4 – 21.8.
  3. for non-residential development: development regulations as listed in Chapter 17.38 – C-1 Districts
- I. Yards –
1. for residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County," as amended, for the Medium Density Residential R-S-D20 development type.
  2. for mixed-use residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County," as amended, for the Residential Mixed-Use Standards for the CVCBD Land Use Group D development type at 17.4 – 21.8.
  3. for non-residential development: development regulations as listed in Chapter 17.38 – C-1 Districts
- J. Height of buildings –
1. for residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the Medium Density Residential R-S-D20 development type.
  2. for mixed-use residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the Residential Mixed-Use Standards for the CVCBD Land Use Group D development type at 17.4 – 21.8.
  3. for non-residential development: development regulations as listed in Chapter 17.38 – C-1 Districts
- K. Parking –
1. for residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the Medium Density Residential R-S-D20 development type.



2. for mixed-use residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the Residential Mixed-Use Standards for the CVCBD Land Use Group D development type at 17.4 – 21.8.
  3. for non-residential development: development regulations as listed in Chapter 17.38 – C-1 Districts
- L. Other regulations –
1. for residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the Medium Density Residential R-S-D20 development type.
  2. for mixed-use residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the Residential Mixed-Use Standards for the CVCBD Land Use Group D development type at 17.4 – 21.8.
  3. for non-residential development: development regulations as listed in Chapter 17.38 – C-1 Districts

17.XX.040 Community Commercial 60 (CC-60-HE)

- A. Intent – the intent of the Community Commercial 60 (CC-60-HE) Housing Element Overlay Combining Zoning District is to permit multi-family residential and mixed-use residential development in the CC zoning district while continuing to maintain existing Permitted and Conditionally Permitted uses as legally conforming.
- B. Site Development Review -- Site Development Review shall be required for:
  1. construction or remodel of 1,000 sq.ft. or more of non-residential floor area;
  2. for construction of over 10 primary dwelling units;
  3. remodel of over 50% of the existing exterior volume of the total number of primary dwelling units; or
  4. development subject to the Housing Element Overlay District shall be reviewed under the procedures set forth in Sections 17.30.25 through 17.30.32 of this Title.
- C. Permitted Uses –
  1. Uses listed as Permitted in Section 17.51.050(B) – Permitted uses
  2. Residential uses and residential accessory structures and uses
  3. Mixed-use residential uses.
- D. Conditional Uses – Uses listed as Conditionally Permitted in Section 17.51.050(C) – Conditional uses.
- E. Floor Area Ratio –
  1. for residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the High Density Residential for the CVCBD Land Use Group E development type.
  2. for mixed-use residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the Residential Mixed-Use Standards for the CVCBD Land Use Group E development type.
  3. for non-residential development: development regulations as listed in Section 17.51.050(D) – Floor Area Ratio
- F. Lot Coverage –
  1. for residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as

- amended, for the High Density Residential for the CVCBD Land Use Group E development type.
  - 2. for mixed-use residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the Residential Mixed-Use Standards for the CVCBD Land Use Group E development type.
  - 3. for non-residential development: development regulations as listed in Section 17.51.050 – Community commercial districts.
- G. Residential Density – 30 dwelling units per net acre minimum and 60 dwelling units per net acre maximum
- H. Building Site –
- 1. for residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the High Density Residential for the CVCBD Land Use Group E development type.
  - 2. for mixed-use residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the Residential Mixed-Use Standards for the CVCBD Land Use Group E development type.
  - 3. for non-residential development: development regulations as listed in Section 17.51.050 – Community commercial districts.
- I. Yards –
- 1. for residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the High Density Residential for the CVCBD Land Use Group E development type.
  - 2. for mixed-use residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the Residential Mixed-Use Standards for the CVCBD Land Use Group E development type.
  - 3. for non-residential development: development regulations as listed in Section 17.51.050 – Community commercial districts.
- J. Height of buildings –
- 1. for residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the High Density Residential for the CVCBD Land Use Group E development type.
  - 2. for mixed-use residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the Residential Mixed-Use Standards for the CVCBD Land Use Group E development type.
  - 3. for non-residential development: development regulations as listed in Section 17.51.050 – Community commercial districts.
- K. Parking –
- 1. for residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the High Density Residential for the CVCBD Land Use Group E development type.
  - 2. for mixed-use residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda

- County", as amended, for the Residential Mixed-Use Standards for the CVCBD Land Use Group E development type.
- 3. for non-residential development: development regulations as listed in Section 17.51.050 – Community commercial districts.
- L. Other regulations –
  - 1. for residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the High Density Residential for the CVCBD Land Use Group E development type.
  - 2. for mixed-use residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the Residential Mixed-Use Standards for the CVCBD Land Use Group E development type.
  - 3. for non-residential development: development regulations as listed in Section 17.51.050 – Community commercial districts.

17.XX.050 Neighborhood Commercial Medium High Density Residential 43 (CN-MHDR-43-HE)

- A. Intent – the intent of the Neighborhood Commercial Medium High Density Residential 43 (CN-MHDR-43-HE) Housing Element Overlay Combining Zoning District is to permit multi-family residential and mixed-use residential development in the CN designation while continuing to maintain existing Permitted and Conditionally Permitted uses as legally conforming.
- B. Site Development Review -- Site Development Review shall be required for:
  - 1. construction or remodel of 1,000 sq.ft. or more of non-residential floor area;
  - 2. for construction of over 10 primary dwelling units;
  - 3. remodel of over 50% of the existing exterior volume of the total number of primary dwelling units; or
  - 4. development subject to the Housing Element Overlay District shall be reviewed under the procedures set forth in Sections 17.30.25 through 17.30.32 of this Title.
- C. Permitted Uses –
  - 1. Uses listed as Permitted in Section 17.36.020 - Permitted uses
  - 2. Residential uses and residential accessory structures and uses
  - 3. Mixed-use residential uses.
- D. Conditional Uses – Uses listed as Conditionally Permitted in Section 17.36.030 - Conditional uses.
- E. Floor Area Ratio –
  - 1. for residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the High Density Residential R-4 development type.
  - 2. for mixed-use residential development: development regulations as listed separately as follows:
    - a. for the residential portion, those development regulations listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the High Density Residential R-4 development type;
    - b. for the non-residential portion, those development regulations listed in Chapter 17.36 – C-N Districts.
  - 3. for non-residential development: development regulations as listed in Chapter 17.36 – C-N Districts.
- F. Lot Coverage –
  - 1. for residential development: development regulations as listed in for residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the

- Unincorporated Communities of West Alameda County", as amended, for the High Density Residential R-4 development type.
2. for mixed-use residential development: development regulations as listed separately as follows:
    - a. for the residential portion, those development regulations listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the High Density Residential R-4 development type;
    - b. for the non-residential portion, those development regulations listed in Chapter 17.36 – C-N Districts.
  3. for non-residential development: development regulations as listed in Chapter 17.36 – C-N Districts.
- G. Residential Density – 22 dwelling units per net acre minimum and 43 dwelling units per net acre maximum
- H. Building Site –
1. for residential development: development regulations as listed in for residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the High Density Residential R-4 development type.
  2. for mixed-use residential development: development regulations as listed separately as follows:
    - a. for the residential portion, those development regulations listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the High Density Residential R-4 development type;
    - b. for the non-residential portion, those development regulations listed in Chapter 17.36 – C-N Districts.
  3. for non-residential development: development regulations as listed in Chapter 17.36 – C-N Districts.
- I. Yards –
1. for residential development: development regulations as listed in for residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the High Density Residential R-4 development type.
  2. for mixed-use residential development: development regulations as listed separately as follows:
    - a. for the residential portion, those development regulations listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the High Density Residential R-4 development type;
    - b. for the non-residential portion, those development regulations listed in Chapter 17.36 – C-N Districts.
  3. for non-residential development: development regulations as listed in Chapter 17.36 – C-N Districts.
- J. Height of buildings –
1. for residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the High Density Residential R-4 development type.
  2. for mixed-use residential development: development regulations as listed separately as follows:
    - a. for the residential portion, those development regulations listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the High Density Residential R-4 development type;

- b. for the non-residential portion, those development regulations listed in Chapter 17.36 – C-N Districts.
  - 3. for non-residential development: development regulations as listed in Chapter 17.36 – C-N Districts.
- K. Parking –
  - 1. for residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the High Density Residential R-4 development type.
  - 2. for mixed-use residential development: development regulations as listed separately as follows:
    - a. for the residential portion, those development regulations listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the High Density Residential R-4 development type;
    - b. for the non-residential portion, those development regulations listed in Chapter 17.36 – C-N Districts.
  - 3. for non-residential development: development regulations as listed in Chapter 17.36 – C-N Districts.
- L. Other regulations –
  - 1. for residential development: development regulations as listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the High Density Residential R-4 development type.
  - 2. for mixed-use residential development: development regulations as listed separately as follows:
    - a. for the residential portion, those development regulations listed in the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the High Density Residential R-4 development type;
    - b. for the non-residential portion, those development regulations listed in Chapter 17.36 – C-N Districts.
  - 3. for non-residential development: development regulations as listed in Chapter 17.36 – C-N Districts.

17.XX.060 Residential 60 (R-60-HE)

- A. Intent – the intent of the Residential 60 (R-60-HE) Housing Element Overlay Combining Zoning District is to permit multi-family residential development while continuing to maintain existing Permitted and Conditionally Permitted uses as legally conforming.
- B. Site Development Review -- Site Development Review shall be required for:
  - 1. construction of more than 10 primary dwelling units;
  - 2. remodel of over 50% of the existing exterior volume of the total number of primary dwelling units; or
  - 3. development subject to the Housing Element Overlay District shall be reviewed under the procedures set forth in Sections 17.30.25 through 17.30.32 of this Title.
- C. Permitted Uses – Uses listed as Permitted in Section 17.16.020 - Permitted uses
- D. Conditional Uses – Planning Commission – Uses listed as Conditionally Permitted in Section 17.16.025 - Conditional uses – Planning Commission.
- E. Conditional Uses – Board of Zoning Adjustments – Uses listed as Conditionally Permitted in Section 17.16.030 - Conditional uses – Board of Zoning Adjustments.
- F. Reference to Residential Design Standards and Guidelines – Residential development shall be subject to the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the High Density Residential for the CVCBD Land Use Group E development type for residential uses only. On matters not provided for in the

“Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County”, as amended, the respective regulations in this zoning ordinance shall apply.

G. Residential Density – 30 dwelling units per net acre minimum and 60 dwelling units per net acre maximum

H. Other regulations –

1. Residential development shall be subject to the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the CVCBD Land Use Group E development type for residential uses only. On matters not provided for in the “Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County”, as amended, the respective regulations in this zoning ordinance shall apply.

#### 17.XX.070 Residential Low Medium Density 22 (RLM-22-HE)

A. Intent – the intent of the Residential Low Medium Density 22 (RLM-22-HE) Housing Element Overlay Combining Zoning District is to permit multi-family residential development while continuing to maintain existing Permitted and Conditionally Permitted uses as legally conforming.

B. Site Development Review -- Site Development Review shall be required for:

1. construction or remodel of 1,000 sq.ft. or more of non-residential floor area of existing permitted or conditionally permitted uses;
2. construction of over 10 primary dwelling units;
3. remodel of over 50% of the existing exterior volume of the total number of primary dwelling units; or
4. development subject to the Housing Element Overlay District shall be reviewed under the procedures set forth in Sections 17.30.25 through 17.30.32 of this Title.

C. Permitted Uses –

1. Uses listed as Permitted in Section 17.51.090(B) - Permitted uses
2. Residential uses and residential accessory structures and uses

D. Conditional Uses – Uses listed as Conditionally Permitted in Section 17.51.090(C) - Conditional uses

E. Reference to Residential Design Standards and Guidelines – Residential development shall be subject to the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the Suburban Residence 2,000 sq.ft. per dwelling unit (R-S-D-20) development type. On matters not provided for in the “Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County”, as amended, the respective regulations in this zoning ordinance shall apply.

F. Residential Density – 18 dwelling units per net acre minimum and 22 dwelling units per net acre maximum

G. Other regulations –

1. Residential development shall be subject to the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the Suburban Residence 2,000 sq.ft. per dwelling unit (R-S-D-20) development type. On matters not provided for in the “Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County”, as amended, the respective regulations in this zoning ordinance shall apply.
2. Non-residential development shall be subject to the development regulations of the Zoning Ordinance Section 17.51.090.

#### 17.XX.080 Residential Medium Density Family 29 (RMF-29-HE)

- A. Intent – the intent of the Residential Medium Density Family 29 (RMF-29-HE) Housing Element Overlay Combining Zoning District is to permit multi-family residential development, and to support medium density multi-family residential development in Castro Valley. The RMF-29-HE district implements and is consistent with the residential medium density multifamily land use classification of the Castro Valley General Plan.
- B. Site Development Review -- Site Development Review shall be required for:
  - 1. construction of over 10 primary dwelling units;
  - 2. remodel of over 50% of the existing exterior volume of the total number of primary dwelling units; or
  - 3. development subject to the Housing Element Overlay District shall be reviewed under the procedures set forth in Sections 17.30.25 through 17.30.32 of this Title.
- C. Permitted Uses – Uses listed as Permitted in Section 17.51.030(C) - Permitted uses
- D. Conditional Uses – Planning Commission – Uses listed as Conditionally Permitted in Section 17.51.30(D) - Conditional uses – Planning Commission.
- E. Conditional Uses – Board of Zoning Adjustments – Uses listed as Conditionally Permitted in Section 17.51.30(E) - Conditional uses – Board of Zoning Adjustments.
- F. Residential Density – 22 dwelling units per net acre minimum and 29 dwelling units per net acre maximum
- G. Design Standards and Guidelines –
  - 1. Residential projects within the RMF-29-HE districts are subject to the development regulations in Section 17.51.030 – “Residential medium density family district”, as amended.
  - 2. On matters not provided for in Section 17.51.030, the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the Suburban Residence 2,000 sq.ft. per dwelling unit (R-S-D-20) and the Suburban Residence 1,500 sq.ft. per dwelling unit (R-S-D-15) development types, shall apply as applicable based on the proposed building type.
  - 3. For the residential design standards and the requirements for which Section 17.51.030 is silent the residential design guidelines applicable to the proposed building type apply.

17.XX.090 Residential Small Lot 17 (RSL-17-HE)

- A. Intent – the intent of the Residential Small Lot 17 (RSL-17-HE) Housing Element Overlay Combining Zoning District is to support infill projects of duplexes, small lot single-family detached units, and townhouses. The RSL district implements and is consistent with the residential small lot land use classification of the Castro Valley General Plan.
- B. Site Development Review -- Site Development Review shall be required for:
  - 1. construction of over 10 primary dwelling units;
  - 2. remodel of over 50% of the existing exterior volume of the total number of primary dwelling units; or
  - 3. development subject to the Housing Element Overlay District shall be reviewed under the procedures set forth in Sections 17.30.25 through 17.30.32 of this Title.
- C. Permitted Uses – Uses listed as Permitted in Section 17.51.020(C) - Permitted uses
- D. Conditional Uses – Planning Commission – Uses listed as Conditionally Permitted in Section 17.51.020(D) - Conditional uses
- E. Residential Density – 8 dwelling units per net acre minimum and 17 dwelling units per net acre maximum
- F. Design Standards and Guidelines –
  - 1. Residential projects within the RSL-17-HE districts are subject to the development regulations in Section 17.51.020 – “Residential small lot districts”, as amended.
  - 2. On matters not provided for in Section 17.51.020, the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for

the Suburban Residence 3,500 sq.ft. per dwelling unit (R-S-D-35) and the Suburban Residence 2,500 sq.ft. per dwelling unit (R-S-D-25) development types, shall apply as applicable based on the proposed building type.

3. For the residential design standards and the requirements for which Section 17.51.020 is silent the residential design guidelines applicable to the proposed building type apply.

17.XX.100 Residential Suburban 22 (RS-22-HE)

- A. Intent – the intent of the Residential Suburban 22 (RS-22-HE) Housing Element Overlay Combining Zoning District is to permit multi-family residential development while continuing to maintain existing Permitted and Conditionally Permitted uses as legally conforming.
- B. Site Development Review -- Site Development Review shall be required for:
  1. construction or remodel of 1,000 sq.ft. or more of non-residential floor area of existing permitted or conditionally permitted uses;
  2. construction of over 10 primary dwelling units;
  3. remodel of over 50% of the existing exterior volume of the total number of primary dwelling units; or
  4. development subject to the Housing Element Overlay District shall be reviewed under the procedures set forth in Sections 17.30.25 through 17.30.32 of this Title.
- C. Permitted Uses – Uses listed as Permitted in Section 17.12.030 - Permitted uses
- D. Conditional Uses – Uses listed as Conditionally Permitted in Section 17.12.035 - Conditional uses – Planning Commission.
- E. Conditional Uses – Board of Zoning Adjustments – Uses listed as Conditionally Permitted in Section 17.12.040 - Conditional uses – Board of Zoning Adjustments
- F. Reference to Residential Design Standards and Guidelines – Residential development shall be subject to the "Residential Design Standards and Guidelines for the Suburban Residence 3,500 sq.ft. per dwelling unit (R-S-D-35) and the Suburban Residence 2,000 sq.ft. per dwelling unit (R-S-D-20) development types, as applicable based on the proposed building type. On matters not provided for in the “Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County”, as amended, the respective regulations in this zoning ordinance shall apply.
- G. Residential Density – 10 dwelling units per net acre minimum and 22 dwelling units per net acre maximum
- H. Other regulations –
  1. Residential development shall be subject to the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the Suburban Residence 3,500 sq.ft. per dwelling unit (R-S-D-35) and the Suburban Residence 2,000 sq.ft. per dwelling unit (R-S-D-20) development types, as applicable based on the proposed building type. On matters not provided for in the “Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County”, as amended, the respective regulations in this zoning ordinance shall apply.
  2. Non-residential development shall be subject to the development regulations of the Zoning Ordinance Chapter 17.12.

17.XX.110 Medium High Density Residential 43 (MHDR-43-HE)

- A. Intent – the intent of the Medium High Density Residential 43 (MHDR-43-HE) Housing Element Overlay Combining Zoning District is to permit multi-family residential development while continuing to maintain existing Permitted and Conditionally Permitted uses as legally conforming.
- B. Site Development Review -- Site Development Review shall be required for:



1. construction or remodel of 1,000 sq.ft. or more of non-residential floor area;
  2. for construction of over 10 primary dwelling units;
  3. remodel of over 50% of the existing exterior volume of the total number of primary dwelling units; or
  4. development subject to the Housing Element Overlay District shall be reviewed under the procedures set forth in Sections 17.30.25 through 17.30.32 of this Title.
- C. Permitted Uses – Uses listed as Permitted in Section 17.16.020 - Permitted uses
- D. Conditional Uses – Planning Commission – Uses listed as Conditionally Permitted in Section 17.16.025 - Conditional uses – Planning Commission.
- E. Conditional Uses – Board of Zoning Adjustments – Uses listed as Conditionally Permitted in Section 17.16.030 – Conditional Uses – Board of Zoning Adjustments.
- F. Reference to Residential Design Standards and Guidelines – Residential development shall be subject to the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the High Density Residential R-4 development type. On matters not provided for in the “Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County”, as amended, the respective regulations in this zoning ordinance shall apply.
- G. Residential Density – 22 dwelling units per net acre minimum and 43 dwelling units per net acre maximum
- I. Other regulations –
1. Residential development shall be subject to the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, for the High Density Residential R-4 development type. On matters not provided for in the “Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County”, as amended, the respective regulations in this zoning ordinance shall apply.
  2. Non-residential development shall be subject to the development regulations of the Zoning Ordinance Chapter 17.16.

17.XX.120 High Density Residential 86 (HDR-86-HE)

- A. Intent – the intent of the High Density Residential 86 (HDR-86-HE) Housing Element Overlay Combining Zoning District is to permit multi-family residential development while continuing to maintain existing Permitted and Conditionally Permitted uses as legally conforming.
- B. Site Development Review -- Site Development Review shall be required for:
1. construction or remodel of 1,000 sq.ft. or more of non-residential floor area;
  2. for construction of over 10 primary dwelling units;
  3. remodel of over 50% of the existing exterior volume of the total number of primary dwelling units; or
  4. development subject to the Housing Element Overlay District shall be reviewed under the procedures set forth in Sections 17.30.25 through 17.30.32 of this Title.
- C. Permitted Uses – Uses listed as Permitted in Section 17.16.020 - Permitted uses.
- D. Conditional Uses – Planning Commission – Uses listed as Conditionally Permitted in Section 17.16.025 - Conditional uses – Planning Commission.
- E. Conditional Uses – Board of Zoning Adjustments – Uses listed as Conditionally Permitted in Section 17.16.030 – Conditional Uses – Board of Zoning Adjustments.
- F. Reference to Residential Design Standards and Guidelines – Residential development shall be subject to the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, Chapter 6 “Standards that Apply to All or Some Development Projects with Residential Uses”, Chapter 7 “Definitions and Rules of Measurement”, and Chapter 8 “Residential and Mixed-Use Residential Objective Standards”. On matters not provided for in the “Residential Design Standards and Guidelines for the

Unincorporated Communities of West Alameda County”, as amended, or where there is a conflict with the regulations in this zoning district, the following regulations in this zoning district shall apply.

- G. Residential Density – 43 dwelling units per net acre minimum and 86 dwelling units per net acre maximum
- J. Other regulations –
  - 1. Residential development shall be subject to the following regulations:
    - a. Height: 5 stories maximum (two additional stories allowed with a Conditional Use Permit); 75 feet height maximum (roofs, rooftop decks, and rooftop equipment may encroach above max height up to 4 feet)
    - b. Setbacks:
      - i. Front Yard: 20 feet minimum
        - 1. May be modified if project design follows the development regulations of the *Ashland and Cherryland Business Districts Specific Plan*, Section 6.3.8 “Terrace” development, or Section 6.3.10 “Stoop” development, in which case the frontage development standard and design regulations shall apply per Section 6.3.8 “Terrace” development, or Section 6.3.10 “Stoop” development, respectively.
      - ii. Rear Yard: 20 feet minimum
      - iii. Street Side Yard: 10 feet minimum
      - iv. Interior Side Yard: 10 feet minimum
    - c. Lot coverage: 90% maximum
    - d. Floor Area Ratio: 0.5 Minimum (applies only to lots 50 feet wide, or wider) and 2.5 maximum
    - e. Open Space Per unit: 50 square feet minimum, at a minimum dimension of 5 feet.
    - f. On-Site Common Useable Open Space: required for ten or more primary dwelling units at 1,000 square feet minimum, no less than 100 sq ft per unit, at a minimum dimension of 25 feet.
    - g. Site Landscaping shall occupy a minimum 15% of project site.
    - h. There shall be no minimum tree canopy shading requirements of on-site parking or vehicular access.
    - i. On-site Parking:
      - i. a minimum of one on-site parking space per dwelling unit is required;
      - ii. if parking is provided: at least one car-share parking space must be designated in new residential developments that offer more than 10 private car parking spaces; two car-share parking spaces must be provided in developments with more than 30 private car parking spaces;
      - iii. Shared or unbundled vehicle parking is allowed (neither prohibited nor required);
      - iv. Minimum secured bicycle parking: one space per primary dwelling unit minimum;
      - v. parking regulations for residential development as listed in the *Ashland and Cherryland Business Districts Specific Plan* Section 6.4.1.2 General Parking Standards shall be applicable for residential development subject to this Zoning Ordinance section.
    - j. Percent of lot width occupied by allowed frontage, or combination of frontages: 70% minimum.
    - k. Allowable encroachments into setbacks (applies to encroachments of architectural features, balconies, decks, bay windows, etc):
      - i. Into front yard setback: 2 feet
      - ii. Into street side or rear yard setbacks: 4 feet
  - 2. Non-residential development shall be subject to the development regulations of the Zoning Ordinance Chapter 17.16.

3. Accessory structures, buildings, and uses, and on-site landscaping, shall be subject to the applicable development regulations of this zoning ordinance.

17.XX.130 High Density Residential 100 (HDR-100-HE)

- A. Intent – the intent of the High Density Residential 86 (HDR-86-HE) Housing Element Overlay Combining Zoning District is to permit multi-family residential development while continuing to maintain existing Permitted and Conditionally Permitted uses as legally conforming.
- B. Site Development Review -- Site Development Review shall be required for:
  1. construction or remodel of 1,000 sq.ft. or more of non-residential floor area;
  2. for construction of over 10 primary dwelling units;
  3. remodel of over 50% of the existing exterior volume of the total number of primary dwelling units; or
  4. development subject to the Housing Element Overlay District shall be reviewed under the procedures set forth in Sections 17.30.25 through 17.30.32 of this Title.
- C. Permitted Uses – Uses listed as Permitted in Section 17.16.020 - Permitted uses.
- D. Conditional Uses – Planning Commission – Uses listed as Conditionally Permitted in Section 17.16.025 - Conditional uses – Planning Commission.
- E. Conditional Uses – Board of Zoning Adjustments – Uses listed as Conditionally Permitted in Section 17.16.030 – Conditional Uses – Board of Zoning Adjustments.
- F. Reference to Residential Design Standards and Guidelines – Residential development shall be subject to the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, Chapter 6 “Standards that Apply to All or Some Development Projects with Residential Uses”, Chapter 7 “Definitions and Rules of Measurement”, and Chapter 8 “Residential and Mixed-Use Residential Objective Standards”. On matters not provided for in the “Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County”, as amended, or where there is a conflict with the regulations in this zoning district, the following regulations in this zoning district shall apply.
- G. Residential Density – 86 dwelling units per net acre minimum and 100 dwelling units per net acre maximum
- H. Other regulations –
  1. Residential development shall be subject to the following regulations:
    - a. Height: 7 stories maximum; 75 feet height maximum (roofs, rooftop decks, and rooftop equipment may encroach above max height up to 4 feet)
    - b. Setbacks:
      - i. Front Yard: 20 feet minimum
        1. May be modified if project design follows the development regulations of the *Ashland and Cherryland Business Districts Specific Plan*, Section 6.3.8 “Terrace” development, or Section 6.3.10 “Stoop” development, in which case the frontage development standard and design regulations shall apply per Section 6.3.8 “Terrace” development, or Section 6.3.10 “Stoop” development, respectively.
      - ii. Rear Yard: 20 feet minimum
      - iii. Street Side Yard: 10 feet minimum
      - iv. Interior Side Yard: 10 feet minimum
    - c. Lot coverage: 90% maximum
    - d. Floor Area Ratio: 0.5 Minimum (applies only to lots 50 feet wide, or wider) and 3.0 maximum

- e. On-Site Common Useable Open Space: required for ten or more primary dwelling units at 1,000 square feet minimum, no less than 100 sq ft per unit, at a minimum dimension of 25 feet.
- f. Site Landscaping shall occupy a minimum 15% of project site.
- g. There shall be no minimum tree canopy shading requirements of on-site parking or vehicular access.
- h. On-site Parking:
  - i. a minimum of one on-site parking space per dwelling unit is required;
  - ii. if parking is provided: at least one car-share parking space must be designated in new residential developments that offer more than 10 private car parking spaces; two car-share parking spaces must be provided in developments with more than 30 private car parking spaces;
  - iii. Shared or unbundled vehicle parking is allowed (neither prohibited nor required);
  - iv. Minimum secured bicycle parking: one space per primary dwelling unit minimum;
  - v. parking regulations for residential development as listed in the *Ashland and Cherryland Business Districts Specific Plan* Section 6.4.1.2 General Parking Standards shall be applicable for residential development subject to this Zoning Ordinance section.
- i. Percent of lot width occupied by allowed frontage, or combination of frontages: 70% minimum.
- j. Allowable encroachments into setbacks (applies to encroachments of architectural features, balconies, decks, bay windows, etc):
  - i. Into front yard setback: 2 feet
  - ii. Into street side or rear yard setbacks: 4 feet
- 2. Non-residential development shall be subject to the development regulations of the Zoning Ordinance Chapter 17.16.
- 3. Accessory structures, buildings, and uses, and on-site landscaping, shall be subject to the applicable development regulations of this zoning ordinance.

17.XX.140 Bay Fair Transit Area High Density Residential 125 General Commercial (BTA-HDR-125-GC-HE)

- A. Intent – the intent of the Bay Fair Transit Area High Density Residential 125 General Commercial (BTA-HDR-125-GC-HE) Housing Element Overlay Combining Zoning District is to permit multi-family residential development while continuing to maintain existing Permitted and Conditionally Permitted uses as legally conforming.
- B. Site Development Review – Site Development Review shall be required for:
  - 1. any construction of over 10 primary residential dwelling units if the new construction is not affordable housing;
  - 2. remodel of 1,000 sq.ft. or more of non-residential floor area;
  - 3. remodel of over 50% of the existing exterior volume of the total number of primary dwelling units; or
  - 4. development subject to the Housing Element Overlay District and shall be reviewed under the procedures set forth in Sections 17.30.25 through 17.30.32 of this Title.
- C. Streamlined Site Development Review – Streamlined Site Development Review may be granted for new affordable housing construction if the development complies with the following criteria:
  - a. satisfies the requirements of Senate Bill 35 (2017, Weiner):
    - i. the project is at least 50% residential;
    - ii. a minimum of 20% of proposed housing is affordable to low- or very low- income households;

- iii. the height is within one story of the tallest approved height within a ½ mile; and
    - iv. the construction plan meets required labor standards described in the bill.
  - b. is located in the Housing Element Overlay;
  - c. development standards are met in the BTA-HDR-125-GC-HE Zoning District; and
  - d. development complies with the Objective Residential Design Standards.
- D. Permitted Uses – Uses listed as Permitted in Section 17.16.020 - Permitted uses, and in Section 17.36.020 Permitted Uses.
  - 1. Restaurants and cafes may include outdoor dining;
  - 2. Non-alcoholic retail may include outdoor display.
- E. Conditional Uses – Planning Commission – Uses listed as Conditionally Permitted in Section 17.16.025 - Conditional uses – Planning Commission.
- F. Conditional Uses – Board of Zoning Adjustments:
  - 1. Uses listed as Conditionally Permitted in Section 17.16.030 – Conditional Uses – Board of Zoning Adjustments;
  - 2. Public utility substation, not including service yard, storage of materials, or vehicles, or repair facilities;
  - 3. Commercial parking lot;
  - 4. Commercial parking garage;
  - 5. Alcohol outlet;
  - 6. Indoor recreation facility.
- G. Reference to Residential Design Standards and Guidelines – Residential development shall be subject to the "Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County", as amended, Chapter 6 “Standards that Apply to All or Some Development Projects with Residential Uses”, Chapter 7 “Definitions and Rules of Measurement”, and Chapter 8 “Residential and Mixed-Use Residential Objective Standards”. On matters not provided for in the “Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County”, as amended, or where there is a conflict with the regulations in this zoning district, the following regulations in this zoning district shall apply.
- H. Residential Density – 75 dwelling units per net acre minimum and 125 dwelling units per net acre maximum
- I. Other regulations –
  - 1. Residential development shall be subject to the following regulations:
    - a. Height: 7 stories maximum; 75 feet height maximum (roofs, rooftop decks, and rooftop equipment may encroach above max height up to 4 feet)
    - b. Setbacks:
      - i. Front Yard: Project development shall follow the development regulations of the *Ashland and Cherryland Business Districts Specific Plan*, per one or more of the following Sections:
        - 1. Section 6.3.6 “Shop front and Awning” development;
        - 2. Section 6.3.7 “Forecourt” development;
        - 3. Section 6.3.8 “Terrace” development;
        - 4. Section 6.3.10 “Stoop” development.
      - ii. Rear Yard: 5 feet, or 15 feet minimum if adjacent to residential
      - iii. Street Side Yard: 5 feet minimum
      - iv. Interior Side Yard: 0 feet minimum
    - c. Lot coverage: 90% maximum
    - d. Floor Area Ratio: 0.5 Minimum (applies only to lots 50 feet wide, or wider) and 3.5 maximum
    - e. Ground floor height: 15 feet minimum for non-residential use on ground floor

- f. Upper floor(s) height: 10 feet minimum
- g. On-Site Common Useable Open Space: required for ten or more primary dwelling units at 1,000 square feet minimum, no less than 100 sq ft per unit, at a minimum dimension of 25 feet.
- h. Site Landscaping shall occupy a minimum 15% of project site.
- i. There shall be no minimum tree canopy shading requirements of on-site parking or vehicular access.
- j. On-site Parking:
  - i. for residential uses: a maximum of one on-site vehicle parking space per primary dwelling unit is allowed;
  - ii. for non-residential uses: no minimum vehicle parking is required; maximum 2.5 parking spaces per 1,000 square feet.
  - iii. if parking is provided: at least one car-share parking space must be designated in new residential developments that offer more than 10 private car parking spaces; two car-share parking spaces must be provided in developments with more than 30 private car parking spaces;
  - iv. shared or unbundled vehicle parking is allowed;
  - v. for residential uses: a minimum of one secured bicycle parking space per primary dwelling unit;
  - vi. parking regulations for residential development as listed in the *Ashland and Cherryland Business Districts Specific Plan* Section 6.4.1.2 General Parking Standards shall be applicable for residential development subject to this Zoning Ordinance section.
- k. Percent of lot width occupied by allowed frontage, or combination of frontages: 70% minimum.
- l. Allowable encroachments into setbacks (applies to encroachments of architectural features, balconies, decks, bay windows, etc):
  - i. Into front yard setback: 2 feet
  - ii. Into street side or rear yard setbacks: 4 feet
- 2. Non-residential development shall be subject to the development regulations of the Zoning Ordinance Chapter 17.16.
- 3. Accessory structures, buildings, and uses, and on-site landscaping, shall be subject to the applicable development regulations of this zoning ordinance.

# Exhibit D Zoning Maps

## SECTION I

The Zoning Map described in Section 17.02.090, shall be modified as follows for the parcels listed below:

| <b>County Assessor's Parcel Number</b> | <b>Parcel Address</b> | <b>Current Zoning District designation</b> | <b>New Zoning District Designation</b>                                     |
|--|-----------------------|--|--|
| 085 -5450-054-00                       | 4980 Jensen Road      | Planned Development, ZU-1566               | Residential Small Lot 17 (RSL-17-HE)                                       |
| 085 -5475-002-00                       | Jensen Road           | Planned Development, ZU-1489               | Residential Small Lot 17 (RSL-17-HE)                                       |
| 412 -0087-071-02                       | 19390 Hesperian Blvd  | R-S-D-25 / C-1                             | Retail Business 22 (C1-22-HE)  |
| 432 -0004-028-06                       | 19510 Hesperian Blvd  | C-1  | Retail Business 22 (C1-22-HE)  |
| 429 -0010-059-02                       | Meekland Ave          | C-N  | Neighborhood Commercial Medium High Density Residential 43 (CN-MHDR-43-HE) |
| 411 -0021-005-02                       | 15600 Lorenzo Ave     | R-3  | High Density Residential 86 (HDR-86-HE)                                    |
| 411 -0021-005-04                       | 15601 Washington Ave  | C-1  | High Density Residential 86 (HDR-86-HE)                                    |
| 415 -0160-051-00                       | 21112 Oak St          | R-S-DV                                     | High Density Residential 86 (HDR-86-HE)                                    |
| 432 -0004-034-02                       | 730 Bartlett Ave      | R-S-DV                                     | High Density Residential 86 (HDR-86-HE)                                    |
| 411 -0091-002-00                       | 1294 Bockman Rd       | Planned Development, ZU-1209               | Medium High Density Residential 43 (MHDR-43-HE)                            |
| 432 -0004-030-02                       | 770 Bartlett Ave      | R-S-DV                                     | Medium High Density Residential 43 (MHDR-43-HE)                            |
| 080D-0566-036-01                       | 764 Galway Dr         | Planned Development, ZU-1997               | Medium High Density Residential 43 (MHDR-43-HE)                            |
| 416 -0030-014-03                       | 2417 Grove Way        | CC   | Community Commercial 60 (CC-60-HE)   |
| <b>County Assessor's Parcel Number</b> | <b>Parcel Address</b> | <b>Current Zoning District designation</b> | <b>New Zoning District Designation</b>                                     |
| 415 -0160-014-00                       | 21406 Oak St          | R-4  | Residential 60 (R-60-HE)   |
| 415 -0160-015-00                       | 21420 Oak St          | R-4  | Residential 60 (R-60-HE)   |
| 415 -0160-016-00                       | 21408 Oak St          | R-4  | Residential 60 (R-60-HE)   |
| 415 -0160-018-00                       | 21454 Oak St          | R-4  | Residential 60 (R-60-HE)   |
| 415 -0160-053-00                       | 21320 Oak St          | R-4  | Residential 60 (R-60-HE)   |
| 084B-0550-001-01                       | 2974 Somerset Ave     | R-1-RV                                     | Residential 60 (R-60-HE)   |
| 084B-0553-001-04                       | 19628 Lake Chabot Rd  | R-1-RV                                     | Residential 60   |

|                  |                       |                                 |  |
|------------------|-----------------------|---------------------------------|--|
|                  |                       |                                 | (R-60-HE)  |
| 084B-0553-014-03 | 2964 Somerset Ave     | R-1-RV                          | Residential 60<br>(R-60-HE)                            |
| 084B-0553-016-00 | 19672 Lake Chabot Rd  | R-1-RV                          | Residential 60<br>(R-60-HE)                            |
| 084B-0553-001-06 | 19634 Lake Chabot Rd  | R-1-RV                          | Residential 60<br>(R-60-HE)                            |
| 080A-0153-003-06 | Plaza Dr              | P-F                             | High Density Residential 100<br>(HDR-100-HE)           |
| 080A-0199-001-05 | Miramonte Ave         | Planned Development,<br>ZU-1762 | Residential Medium Density<br>Family 29<br>(RMF-29-HE) |
| 080A-0209-004-00 | 166 <sup>th</sup> Ave | R-1-RV-H-O                      | Residential Small Lot 17<br>(RSL-17-HE)                |
| 080A-0221-040-00 | President Dr          | R-1-RV-H-O                      | Residential Small Lot 17<br>(RSL-17-HE)                |
| 084A-0240-002-00 | 20396 John Dr         | RSL-CSU-RV                      | Residential Small Lot 17<br>(RSL-17-HE)                |
| 084A-0250-009-03 | 20338 John Dr         | RSL-CSU-RV                      | Residential Small Lot 17<br>(RSL-17-HE)                |
| 084A-0250-009-04 | 20396 John Dr         | RSL                             | Residential Small Lot 17<br>(RSL-17-HE)                |
| 084B-0570-123-03 | 19271 Santa Maria Ave | R-1-CSU-RV                      | Residential Small Lot 17<br>(RSL-17-HE)                |
| 084C-1064-026-00 | 20124 Center St       | R-1-CSU-RV                      | Residential Small Lot 17<br>(RSL-17-HE)                |
| 084C-1064-027-00 | 20104 Center St       | R-1-CSU-RV                      | Residential Small Lot 17<br>(RSL-17-HE)                |
| 084C-1064-028-00 | 20074 Center St       | R-1-CSU-RV                      | Residential Small Lot 17<br>(RSL-17-HE)                |
| 084C-0885-031-03 | Bains Ct              | R-1-BE-CSU-RV                   | Residential Small Lot 17<br>(RSL-17-HE)                |
| 084C-0885-032-02 | Bains Ct              | R-1-BE-CSU-RV                   | Residential Small Lot 17<br>(RSL-17-HE)                |
| 084C-0885-033-04 | Madison Ave           | R-1-BE-CSU-RV                   | Residential Small Lot 17<br>(RSL-17-HE)                |

| <b>County Assessor's Parcel Number</b> | <b>Parcel Address</b> | <b>Current Zoning District designation</b> | <b>New Zoning District Designation</b>   |
|--|-----------------------|--|--|
| 085 -1613-001-00                       | 6132 Greenridge Rd    | R-1-BE-CSU-RV-H-O                          | Residential Small Lot 17<br>(RSL-17-HE)  |
| 080D-0563-017-00                       | Dermody Ave           | R-S-D-15                                   | Bay Fair Transit Area<br>High Density Residential 125<br>General Commercial<br>(BTA-HDR-125-GC-HE) |
| 080D-0565-029-00                       | Wagner St             | R-S-D-15                                   | Bay Fair Transit Area<br>High Density Residential 125<br>General Commercial<br>(BTA-HDR-125-GC-HE) |
| 080D-0565-030-00                       | Wagner St             | R-S-D-15                                   | Bay Fair Transit Area<br>High Density Residential 125<br>General Commercial                        |



|                  |                     |  |  |
|------------------|---------------------|--|--|
|                  |                     |  | (BTA-HDR-125-GC-HE)  |
| 080D-0568-030-00 | Wagner St           | R-S-D-15                                 | Bay Fair Transit Area<br>High Density Residential 125<br>General Commercial<br>(BTA-HDR-125-GC-HE) |
| 080D-0568-031-00 | Wagner St           | R-S-D-15                                 | Bay Fair Transit Area<br>High Density Residential 125<br>General Commercial<br>(BTA-HDR-125-GC-HE) |
| 080A-0188-002-07 | 16290 Foothill Blvd | Planned Development,<br>ZU-PLN2013-00214 | Neighborhood Commercial 60<br>(CN-60-HE)   |
| 412 -0022-007-02 | 879 Grant Ave       | R-1                                      | Residential Suburban 22<br>(RS-22-HE)  |
| 416 -0040-044-00 | 2652 Vergil Ct      | SCV                                      | Residential Low Medium Density 22<br>(RLM-22-HE)   |

**SECTION II**

Maps of the rezoned parcels follow, with their respective designated Assessor's Parcel Numbers as of the date of this Ordinance:

