

CC-9

Vehicle Sharing. Support and encourage vehicle sharing to reduce the demand for vehicle parking and increase access to mobility. (See also Policy ME-17).

Actions:

- a. **Alternative Vehicle Share Programs.** Support alternative vehicle share programs, such as bike share, car share, and scooter share programs.
- b. **Carpooling.** Consider transit and carpool lanes and other methods to support and incent the use of shared vehicles.
- c. **Carpool Parking.** Support the provision of preferential parking spaces for carpool vehicles in public parking lots and within private commercial development that are providing shared vehicle parking, increase mobility and equitable access for all residents, especially low-income, youth, seniors, disabled, and other vulnerable residents.
- d. **Connectivity and Inclusiveness.** Connect neighborhoods and major destinations such as parks, open spaces, civic facilities, employment centers, retail and recreation areas with pedestrian and bicycle infrastructure. Prohibit sound walls, gates and other barriers that separate neighborhoods and decrease physical and visual connectivity throughout the City.

INCOMPLETE SENTENCE. NEEDS A VERB TO CLARIFY MEANING.

corridors? (SEE PAGE 14 OF 27
TRANSIT "SPOTLIGHT") -- BUT
"STOP" IS BETTER.

CC-10

Climate-Friendly, Walkable and Transit-Oriented Development.

Reduce reliance on automobile use and reduce vehicle miles traveled by prioritizing walkable, transit-oriented, medium and high density mixed-use development in transit-oriented areas and commercial corridors. (See also Policies LU-33, LU-34 and ME-21).

Actions:

- a. **Density, FAR and Transit.** When zoning property for commercial, residential or residential mixed-use near transit stops, generally zone for more density and/or floor-area-ratio (FAR) on the parcels closest to the highest-quality existing or planned transit stops to encourage the most efficient use of land and public resources while minimizing vehicle miles traveled.
- b. **Parking Requirements.** Revise off-street parking requirements to replace minimum requirements with maximum requirements to limit the amount of onsite parking allowed with each development to reduce reliance on the automobile and automobile ownership.
- c. **Transportation Demand Management Ordinance.** Prepare and adopt a Transportation Demand Management Ordinance requiring new development to actively address the mobility of new residents and employees, including but not limited to contributing to annual operations and capital improvements for supplemental transit, water shuttle, land based shuttle services and improvements to the bicycle and pedestrian network.
- d. **Pedestrian Only Areas.** Create pedestrian-only areas to support economic activity in and around new development.

TOO AMBIGUOUS



SPOTLIGHT

BUILDING ELECTRIFICATION BENEFITS



FISCAL RESPONSIBILITY AND INEVITABILITY:

Key regional and state decision-makers, including PG&E, have indicated the desire and intention to go all-electric and eventually discontinue gas service.



EQUITY:

As natural gas costs rise over time, customers will switch to all-electric appliances and homes at faster and faster rates. Coordinating and subsidizing a timely and fair transition for lower-income and more vulnerable residents is critical.



HEALTHY AIR:

Buildings create roughly double the pm 2.5 air pollution as vehicles. According to a recent study, children who grow up in buildings with natural gas stoves were 42% more likely to develop asthma.



RESILIENCE:

Buildings that depend on natural gas may have to wait 6 months following severe earthquake events for service to return (compared to up to 1 week with electric appliances).

CC-13

Alameda's Building Stock. Reduce greenhouse gas emissions from natural gas combustion and natural gas leaks.

Actions:

- Construction Regulations.** Prepare and adopt citywide regulations limiting use of natural gas and encouraging the use of clean energy electricity.
- New Construction Reach Codes.** Adopt reach codes that ban the use of fossil-fuels in all new buildings constructed in Alameda.
- Renovation to Clean Energy.** Develop regulations and incentives to facilitate the conversion of existing buildings with natural gas infrastructure to clean energy alternatives.
- Development on City Land.** Limit the use and expansion of natural gas infrastructure on city land to the extent feasible and practicable.
- Rebate Programs.** Support programs that encourage homeowners/commercial building owners to implement electrification retrofits, with an emphasis on Alameda's most vulnerable residents.
- Partners.** Partner with PG&E and other utility companies to plan for the safe transition from natural gas to clean energy alternatives, including removal of infrastructure that pose hazards when not in use.

CC-14

Energy Efficiency and Conservation. Promote efficient use of energy and conservation of available resources in the design, construction, maintenance and operation of public and private facilities, infrastructure and equipment.

Actions:

- Weatherization and Energy Efficient Building Renovations.** Streamline permitting requirements for energy-efficient building renovations such as weatherization.
- Public Facilities.** Incorporate renewable energy and energy efficiency into public facility capital improvements.
- Low Carbon Materials.** Require or promote the use of low-carbon building materials where available.
- Energy Audits.** Consider requirements for energy audits or updates at major renovations or time of sale.

How?
Retain existing requirement that for pre-1942 buildings replacement windows visually match the original or historic windows.

CC-16

Water Efficiency and Conservation. Minimize water use in new construction and landscaped areas to make Alameda more resilient to drought and generate less wastewater.

Actions:

- a. **Water Efficient Landscape Requirements.** Maintain up-to-date water-efficient landscaping regulations and ordinances to reduce water use in both private and public landscapes.
- b. **Bay-Friendly Landscapes.** Require new developments to include native plant species, and non-invasive drought tolerant/low water use plants in landscaping.
- c. **Water-Efficient Buildings.** Require low-flow fixtures, such as low-flow toilets and faucets in new construction.
- d. **Recycled and Reclaimed Water.** Coordinate the production and usage of recycled and reclaimed water for potable and non-potable uses.

drought tolerant

DEFINE: CALIFORNIA? BAY AREA? ALAMEDA?

CC-17

Zero Waste Culture. Create a zero waste culture by implementing the City of Alameda's 2018 Zero Waste Implementation Plan (ZWIP). (See also Policy HS-36).

Actions:

- a. **Zero Waste Awareness.** Promote a zero waste culture by developing programs and campaigns that recognize the shared responsibility for each individual to reduce and divert waste from landfill disposal.
- b. **Single-Use Plastics.** Work toward eliminating single-use plastic products. Promote and require compostable, recyclable and/or reusable products.
- c. **Technical Assistance.** Provide targeted technical assistance for commercial and multi-family waste generators, which have the greatest opportunity to reduce waste sent to landfill.
- d. **Food Recovery.** Work with waste management partners to create a food recovery program and enhance organics management to reduce organic material disposal in landfills and reduce greenhouse gas emissions.
- e. **Salvageable Materials.** Update the City's construction and demolition debris recycling ordinance to include specific incentives or requirements for deconstruction (rather than demolition) of existing buildings to salvage usable building components (lumber, doors, fireplaces, brick) ~~(on homes of a certain age)~~.
- f. **CAL Green.** Implement CALGreen building code requirements to divert and recycle construction and demolition waste, and to use locally-sourced building materials and recycled content building materials, including mulch/compost.
- g. **Franchise Agreements.** Expand the high diversion franchise agreement with waste management partner(s) related to recycling, organics and construction and demolition waste to further support Alameda in reaching its zero waste goal.

APPLY TO ALL BUILDINGS

and Relocation.

CC-18

Building Renovation and Reuse. To reduce construction waste and GHG emissions associated with construction material manufacture and transportation, encourage and facilitate renovation and rehabilitation of existing buildings instead of demolition and new construction. (See also Policy LU-17).

and maximize retention of existing building materials rather than gut rehab. When complete demolition of an existing building cannot be avoided, encourage relocation of the building to another site.

ADD ACTION STEPS THAT IMPLEMENT THIS POLICY. (AAPS CAN MAKE SPECIFIC RECOMMENDATIONS IF REQUESTED.)



photo: Maurice Ramirez

Protecting and restoring natural habitats to support biodiversity and to prepare for climate change is a key goal of the General Plan.



GOAL 4: PROTECT

Protect and conserve Alameda's natural resources and recognize their intrinsic importance in responding to climate change and fostering a healthy environment that sustains people, neighborhoods and the unique natural resources of the island.

POLICIES:

CC-26

Urban Forest. Take actions to maintain and expand the number of trees in Alameda on public and private property to improve public health, reduce pollution, and reduce heat island effects. (See also Policies LU-2, LU-3 and ME-14).

Actions:

- a. **Tree Preservation.** Continue to require and incent the preservation of large healthy native trees and vegetation.
- b. **New Development and Parking Lots.** Require ample tree plantings in new development and related parking lots.
- c. **Strengthen Tree Replacement Requirement.** Strengthen the tree replacement requirement for any protected trees removed due to new development or redevelopment.
- d. **Prioritize Tree Planting.** Invest in tree planting and maintenance, especially in low canopy areas, neighborhoods with under-served or under-represented communities and in areas identified by the Bay Area Greenprint (that uses a variety of factors such as pollution, heat island effects, and vulnerable communities).

b. Improve the Tree Protection Ordinance. Expand the existing Tree Protection Ordinance to include species besides Coast Live Oak (*Quercus agrifolia*).

MARCH 2021 DRAFT

GOOD

Policy HE-14: Maintain the integrity of existing residential neighborhoods by protecting and enhancing the historic architecture and ensuring that new development complements the density, and physical and aesthetic character of the neighborhood and surrounding areas.

Program 14.1 Design Concepts Develop preferred design concepts for important opportunity sites to improve certainty in the entitlement process similar to the design concepts prepared for the Webster Street Vision Plan, Civic Center Vision Plan, and North of Park Gateway Strategic Plan.

Responsible Department/Agency: Community Development Department

Funding Source: Application fees

Timing: Ongoing

Quantified Objective: Review progress annually.

Policy HE-15: Ensure that new neighborhoods seamlessly integrate with older residential neighborhoods by designing new housing developments that complement, but not mimic, the historic, architectural, aesthetic, and physical qualities of existing neighborhoods.

Program 15.1: Design Review: Continue to administer and improve the Design Review Ordinance to ensure compatible new residential design in existing neighborhoods.

Responsible Department/Agency: Community Development Department

Funding Source: Application fees

Timing: Ongoing

Quantified Objective: Review ordinance annually as part of annual review.

THE ARCHITECTURE IN
BAYPIT ARGUABLY "MIMICS"
THE ARCHITECTURE IN
EXISTING NEIGHBORHOODS.
WAS THE ARCHITECTURE USED
IN BAYPIT A MISTAKE?