

RCPC Land Use Committee Meeting
Wednesday, July 17 at 7:30 pm on zoom..

Agenda

- 1. Introductions**
- 2. Overview of State Housing Laws & City Housing General Plan Element & Zoning affecting College Ave. & Rockridge**
(See Attached Summary from Holland & Knight of CA State Laws going into effect in 2024)
- 3. Discussion: Proposed Project at 5295 College Ave.**
- 4. Future Topics**
 - RR Community Vision Process**
 - City of Oakland Short Term Residential Rentals (STRR) Regs (Airbnb, VRBO, etc.)**
 - Intersection of Land Use, Mobility Planning and Urban Design in Placemaking**

October 31, 2023

California's 2024 Housing Laws: What You Need to Know

Expansion of Affordable Housing Streamlining and First Steps Toward Addressing CEQA Abuse Are Highlights of a Big Year in Housing Law

Holland & Knight Alert

Highlights

- In 2023, the California Legislature enacted and extended significant housing streamlining laws - most, but not all, are limited to projects that pay prevailing wage for construction labor and contain significant amounts of Below Market Rate (BMR) housing.
- The session also saw important signs of legislative frustration at California Environmental Quality Act (CEQA) abuse. A new law will limit localities' ability to refuse to certify an Environmental Impact Report (EIR) or confirm a CEQA exemption for qualifying housing developments, and a new CEQA exemption applies to qualifying 100 percent affordable housing projects. The Legislature also reacted to the University of California, Berkeley "students are pollution" case by providing that noise generated by occupants and their guests is not a significant effect on the environment.
- The Legislature further expanded the State Density Bonus Law, but limited the scope of the Surplus Lands Act - in ways that may increase the complexity of both statutes.
- New laws will allow localities to permit Accessory Dwelling Units (ADUs) to be sold separately as condos and prohibit localities from imposing "owner occupancy" requirements on ADUs.

Discussion: 5295 College Ave

MINISTERIAL REVIEW

SB 35 (Govt. Code Sec. 65913.4)

(1) The development is a multifamily housing development that contains two or more residential units.

(2) The development and the site on which it is located satisfy all of the following:

(A) It is a legal parcel...located in a city ...the boundaries of an urbanized area or urban cluster, as designated by the US Census Bureau

(B) At least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses....parcels... only separated by a street...shall be considered adjoined.

Project Details

Applicant:

Jake Allen
5299 College Avenue, Suite D
OAKLAND, CA, 94618
info@5295collegeavenue.com

Project Description:

SB35/SB330 - affordable multi-family

Owner:

ALLEN JOHN *
5299 COLLEGE AVE
OAKLAND CA 94618 281

▼ More Details

▣ Application Information

PROPERTY INFORMATION

Council District:

COUNCIL DISTRICT 1

Heritage Property:

No

Local Register:

No

Historic Status:

Yes

GIS PLANNING

Base Zone:

Combining Zone Set S-13:

CN-1
S-13

CN-1 Base Zoning
S-13 Combined

▣ Application Information Table

SUPPLEMENTAL INFORMATION

Area Calculation:

Existing:

New:

Total:

Building Major Project:

Dwelling Units

0

88

88

No

88 Units

15 x
current
FAR

Area Calculation:

Existing:

New:

Total:

Building Major Project:

Total Floor Area

16959

238975

255934

No

16,959 SF Existing

238,975 SF New

255,934 SF Total

23,522 SF Parcel Size
10.9 Proposed FAR

Note: Since this parcel is greater than 15,000 SF, the project should be 100% "affordable" to use the S-13 right of ministerial review.

SUBMITTAL TYPE

Submittal Type:

Level-Duration:

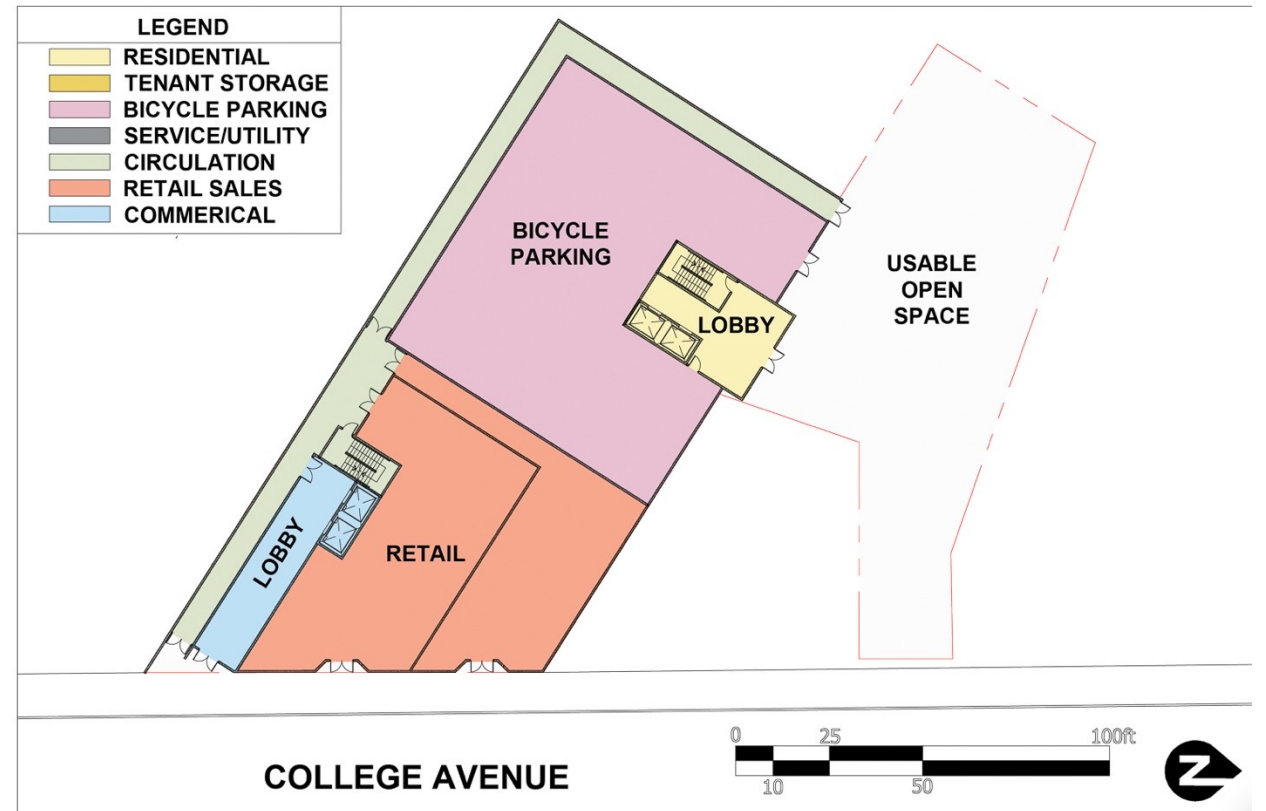
Ministerial Review

SB 35 (Gov. Code Sec. 65913.4)

▣ Parcel Information

Discussion: 5295 College Ave

0.54-acre site



5295 College Avenue Ground Level Floor Plan, illustration by JRDV

Discussion: 5295 College Ave



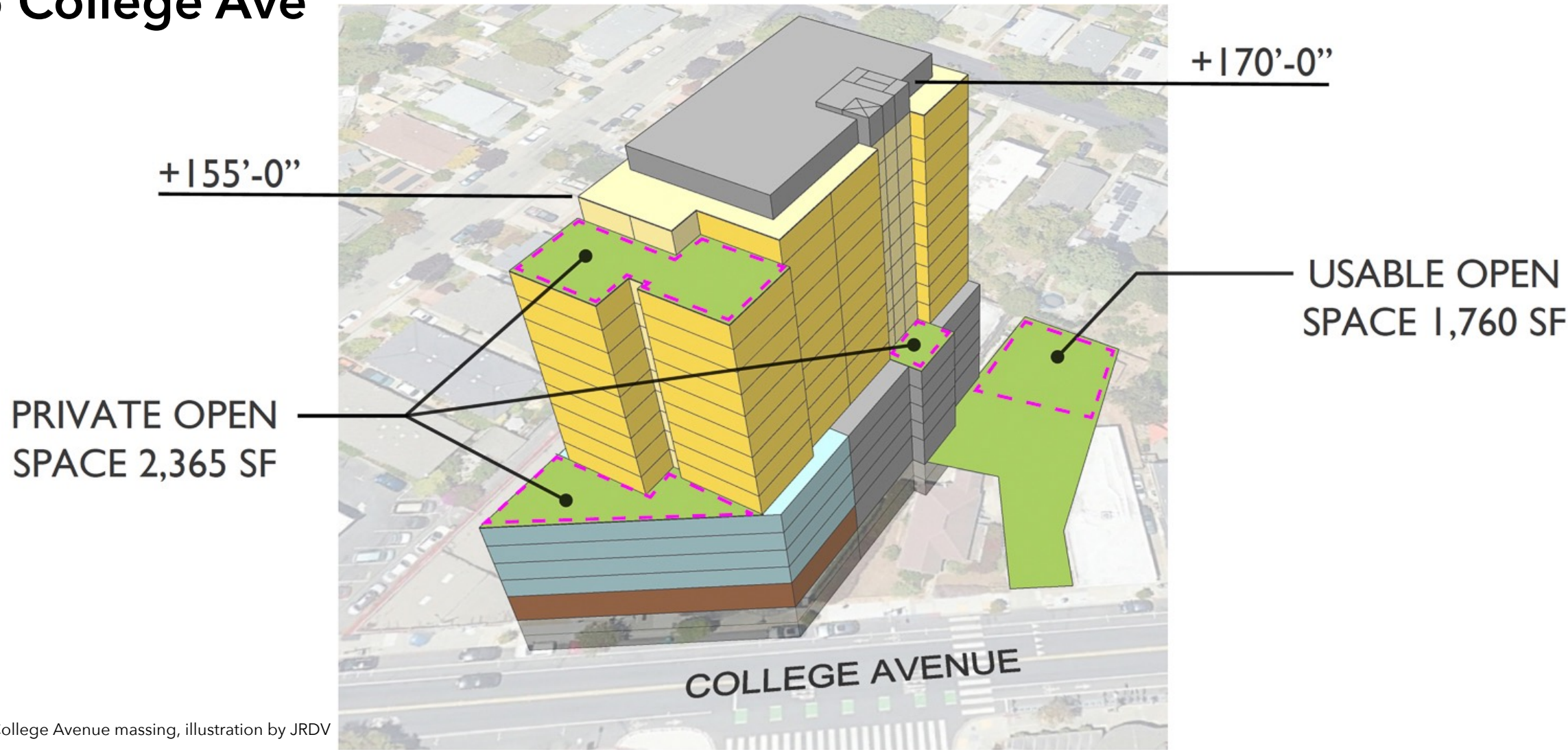
5295 College Avenue pedestrian views, renderings by JRDV, edited by YIMBY for clarity

MATERIALS

- 01 ALUMINUM STOREFRONT WINDOW
- 02 VINYL NAIL-FIN WINDOW
- 03 CEMENT PLASTER - SAND FINISH
- 04 CAST STONE BASE
- 05 BRICK VENEER
- 06 STANDING SEAM METAL ROOF
- 07 GLASS GUARDRAIL
- 08 VINE TRELLIS



Discussion:
5295 College Ave



5295 College Avenue massing, illustration by JRDV