

**AIA COMMENTS ON
THE UPDATES OF THE COUNTY HOUSING ELEMENT & GENERAL PLAN
(REVISED DECEMBER 1, 2022)**

RECOMMENDED CHANGES TO THE HOUSING ELEMENT SITES INVENTORY:

- Recommend against including in the Sites Inventory 1541 Ridgewood Rd. (corner of Danville Blvd.), 1524 Alamo Way (corner of Danville Blvd.), and 2962 Miranda Avenue (Mauzy School property) – ***Represents a reduction of 36 Above Moderate and 10 Very Low units.***
- Recommend reduction in the density of 3236 & 3240 Stone Valley Rd. West from 75 to 30 du/acre by redesignating from Mixed-Use Medium to Mixed Use Low General Plan Designation (rather than by a policy in the Alamo Community Profile). – ***Represents a reduction of 70 Above Moderate and 11 Moderate units, with 47 Above Moderate and 8 Moderate units remaining.***
- Recommend keeping in Sites Inventory all other presently included sites at their currently proposed densities and unit allocations – ***Represents 72 Above Moderate, 48 Low, and 49 Very Low units.***
- Recommend for inclusion in the Sites Inventory the 14.05-acre (11.93 net acre) Alamo Plaza property with an MUL – Mixed-Use Low General Plan designation at 30 du/net acre max., rather than a policy to reduce the density some amount below the 75 du/net acre max density of the proposed MUM – Mixed-Use Medium designation. – ***Allocate 95 Above Moderate, 25 Moderate, 15 Low and 10 Very Low units to this property in the Sites Inventory, for a total of 145. This could be accommodated on 5.58 gross acres (4.83 net acres) in the northwest corner area of this 14.05-acre property.***
- ***Total Sites Inventory new units as recommended would be 214 Above Moderate, 33 Moderate, 48 Low and 64 Very Low units for a total of 359 units. This is a decrease of 11 Above Moderate, an increase of 14 Moderate and an increase of 5 Low units, for a total increase of 8 units from the Sites Inventory of the November 17, 2022 Draft Housing Element.***

RECOMMENDED CHANGES TO DRAFT GENERAL PLAN

- ***The two recommended changes below to the November 28, 2022 General Plan Land Use Map for Alamo, Castle Hill and Diablo would reduce the maximum allowable number of new units in addition to existing by 1,550, from 2,969 at currently proposed maximum net densities to 1,419 at the recommended maximum net densities.***

- Return 1541 Ridgewood Rd. (corner of Danville Blvd.) and 1524 Alamo Way (corner of Danville Blvd.) from RM (Residential Medium – 7 to 17 du/net acre) to RL (Residential Low – 1-3 du/net acre) – ***Represents a reduction of 30 units between the maximum proposed allowable and maximum existing allowable units for these properties.***
- Change areas in Alamo designated for MUM (Mixed Use Medium, 30-75 du/net acre) to MUL (Mixed Use Low, 0-30 du/net acre) – ***Represents a reduction of 1,550 units between the maximum proposed allowable maximum existing allowable units for these properties.***
- Add a policy that building roof heights in the mixed-use and commercial designations in Alamo are to be no higher than 35 feet above grade and architectural features such as chimneys and parapets be no higher than 40 feet above grade, with the exception of qualifying density bonus projects.
- Add a policy that all uses shall provide off-street parking consistent with independently recognized parking ratios and standards, except in cases where off-street parking requirements are explicitly preempted by the State.
- Add a policy that, when rezoning in Alamo, the appropriate zoning for single-family detached residential development in the RL (Residential Low) General Plan designation shall be P-1 at maximum 2 units per net acre, R-20, R 40, R-65 and R-100, or their equivalents in any revised version of the County’s zoning ordinance.
- Add a policy that the lands shown as residential on the Land Use Map adjacent to the portion of Danville Boulevard. between Del Amigo Road and Rudgear Road shall be restricted to residential uses. New nonresidential uses under land use permits shall be prohibited except for places of religious worship and home occupations qualifying under the County’s ordinances for a ministerial land use permit.
- Add a policy that development and redevelopment in the Mixed-Use-designated areas of central Alamo should emphasize pedestrian orientation, safety and amenity and connection to the Iron Horse Trail.
- Add a policy that development or redevelopment in the Mixed-Use-designated areas of central Alamo should provide ample civic space for gathering, entertainment and social interaction.