

AHA slides shown to public on 8/19/2025

When does SB 35/423 apply?

Projects must meet certain criteria to be eligible for streamlining, including:

- ☐ Urban infill site
- ☐ Designated for residential development
- ☐ Consistent with objective standards of Zoning Code (may be modified by State Density Bonus Law)
- ☐ At least 50% of housing units as affordable to households earning less than 80% of area median income
- ☐ Not located within a sensitive resource area (e.g. coastal zone, prime farmland, wetlands, high fire hazard severity zone, hazardous waste site, delineated earthquake fault zone, etc.)
- ☐ No demolition of residential units or historic buildings on a national, state, or local historic register



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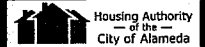


Is The Poplar project eligible for SB 35/423 processing?

- ✓ 0.93 acre, infill site on transit corridor
- ✓ Designated for Medium Density Residential
- ✓ Meets objective standards of City's R-4 development standards, modified by State Density Bonus Law
- ✓ Provides 100% of housing units as affordable to households earning less than 80% of area median income
- ✓ No residential units will be demolished
- ✓ Not located within a sensitive resource area
- ✓ No historic buildings on a national, state, or local historic register will be demolished



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16/15/25

From AHA 9/17/2025 Agenda Packet

SB35/423 Entitlements

Senate Bill 423 (SB 423) is a California law that amends and expands Senate Bill 35 (SB 35), an earlier law designed to streamline the approval process for projects like The Poplar. A requirement for the SB35/423 package is confirmation that the Site is not located within a sensitive resource area (e.g. coastal zone, prime farmland, wetlands, high fire hazard severity zone, hazardous waste site, delineated earthquake fault zone, etc.). Staff is working with its consultants to prepare the site for SB 423.

Community Outreach

Staff is hosting community meetings to ensure that members of the Alameda community are made aware of The Poplar redevelopment project, including the environmental cleanup and demolition activities onsite, and to give the community an opportunity to get involved with the process and/or comment on the Development Plan for the site as it takes shape. The first community meeting was on August 19, 2025, with four subsequent meetings scheduled. The updated community meeting schedule is attached. Meeting materials are posted on the ICD website.

<https://www.islandcitydevelopment.org/project/the-poplar/>

What is the SB 35/423 Approval Process?



Email from Ms. Martinez dated 10/7/2025

In response to your question on Record PLN25-0219: AHA did not request or prepare the Record PLN25-0219 from your email, or have control over the inputs referenced. AHA notes that while it can see the following document in the City's system, it appears that this document and/or check boxes may have been created by City Staff. The Record Status of the permit is "Withdrawn" and it is clear from the dates that it was created and withdrawn on the same day. This permit is not active and is likely a remnant draft.

The screenshot displays the City of Alameda Permit Portal interface. At the top, the City of Alameda logo is next to the text "City of Alameda Permit Portal". Below this is a navigation bar with links: Home, Building, Planning (highlighted), Fire, Public Works, and Enforcement. A dark banner below the navigation bar contains the text: "Apply for Zoning Clearance, Home Occupation, Work Live, Sign, Preliminary Review, Use Permit, Design Rev".

The main content area shows the following information:

- Record PLN25-0219:**
- Entitlement (Includes Design Review, Use Permit, Certificate of Approval, etc.)**
- Record Status: Withdrawn**

Below this information is a tabbed interface with three tabs: "Record Info" (selected), "Payments", and "Custom Component".

Under the "Record Info" tab, there is a section titled "Processing Status" with a dropdown menu set to "Application Review". The status details are as follows:

- Due on 04/15/2025, assigned to TBD
- Marked as Withdrawn on 04/15/2025 by HD
- Staff Action
- Staff Action/Public Hearing
- If Appealed/Called for Review

Ms. Martinez cropped out her name on the application

HAZARDOUS MATERIALS

Pursuant to CA Gov't Code Section 65962.5 regarding Is not on the list notifying the City of hazardous waste and/or hazardous substance sites (select one answer) included on any of the hazardous waste or substances lists consolidated by the State of California. :

Parcel Information

Parcel Number:070-0161-055-02 *



register for an Account Reports (5) Logout

En Español In English

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more

Record PLN25-0219:
Entitlement (Includes Design Review, Use
Permit, Certificate of Approval, etc.)
Record Status: Withdrawn

Record Info

Payments

Custom Component

Work Location

2615 EAGLE AVE *

Record Details

Applicant:

Sylvia Martinez
701 Atlantic Ave
ALAMEDA, CA, 94501

Project Description:

FEE ESTIMATE FOR MINISTERIAL REVIEW OF
POPLAR AFFORDABLE HOUSING FACILITY

From EA Phase 1

"Site Name: Alameda Unified School District/AUSD Maintenance/Corp Yard

Site Address: 2615 Eagle Avenue

Discussion: The Subject Property is listed on the RGA LUST, FINDS, Haznet, HWTS, LUST,

Alameda County CS Cortese, Hist Cortese, CERS, RCRA NonGen/NLR, Hist UST, ECHO, CERS HazWaste, Sweeps UST, and CA Fid UST databases. According to the listings, the Subject Property generated hazardous waste from at least 2001 to 2017. Violations of hazardous

waste storage and disposal were noted in inspection records. According to the LUST listing and

online Geotracker database, an unauthorized release of gasoline impacting soil was discovered in

December 1991. For additional information regarding the release, refer to Section 4.4.3."