

CITY OF ALAMEDA PLANNING BOARD  
**RESOLUTION NO. PB-23-25**

A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF ALAMEDA RECOMMENDING THAT THE CITY COUNCIL APPROVE A VESTING LARGE LOT TENTATIVE MAP (TRACT 8696) TO SUBDIVIDE A 160.64 ACRE PARCEL (APN 74-1368-18-4) AT ALAMEDA POINT TO CREATE 23 LOTS, 3 REMAINDER PARCELS AND ASSOCIATED PUBLIC RIGHTS OF WAY FOR REUSE AND REDEVELOPMENT

WHEREAS, an application was made by City of Alameda Base Reuse and Economic Development Department for a Vesting Large Lot Tentative Map (TRACT 8696) to subdivide a 160.64 acre parcel (APN 74-1368-18-4) at the former Naval Air Station to create 23 lots for reuse and redevelopment and three remainder parcels; and

WHEREAS, the subject property is designated as Mixed Use and Medium Density Residential on the General Plan Diagram; and

WHEREAS, the subject property is located within the Alameda Point Main Street Neighborhood Sub-district (MS Sub-district) and the Adaptive Reuse subdistrict (AP-AR) zoning districts and governed by Alameda Municipal Code (AMC) 30-4.24 of the Zoning Ordinance; and

WHEREAS, the proposed Tentative Map is designed to implement Resolution No. 14893 the City Council of the City of Alameda approving the Alameda Point Master Infrastructure Plan (MIP); and

WHEREAS, the proposed Tentative Map is designed to implement the 2023 City Council approved Development Plans and Disposition and Development Agreements for the West Midway and the RESHAP projects approved on July 19, 2023; and

WHEREAS, subdivision of the property will facilitate the development of West Midway and RESHAP consistent with the approved Development Plans and Agreements; and

WHEREAS, subdivision of the property will facilitate the development of the sale and redevelopment of properties adjacent to the new infrastructure constructed by the City of Alameda within the NAS Historic District; and

WHEREAS, the Planning Board held a notice public hearing and examined all pertinent materials on December 11, 2023,

NOW THEREFORE be it resolved that, the Planning Board makes the following findings relative to the proposed Tentative Map application:

1. **The proposed subdivision, together with the provisions for its design and improvement, is in conformance with the General Plan and Zoning for this site (Gov. Code § 66474).** The proposed tentative map is consistent with the Mixed Use General Plan

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Planning Board Meeting

and MS and AR Sub-District zoning designations for the property. The subdivision will create 23 lots for mixed use residential development and parks. The proposed subdivision is designed to ensure lots face streets and parks, that the parcels are adequately accessed by a grid of complete streets, pedestrian sidewalks, and bicycle paths and lanes. The proposed parcels are also designed to accommodate a mix of uses and a variety of housing types and incomes.

2. **The site is physically suitable for the type of development (Gov. Code § 66474).** The tentative map facilitates the development of the West Midway and RESHAP projects consistent with the approved Agreements and approved plans for those two projects, which will provide rental, for-sale, affordable housing options, retail, commercial, that help create an economically balanced mixed-use project. The tentative map also facilitates the conveyance of property for retail, commercial, and public service uses along Pan Am Way consistent with General Plan policies for the redevelopment of Alameda Point.
3. **The site is physically suitable for the density of the development.** The proposed subdivision will not exceed the planned density for the land consistent with the approved entitlements and General Plan policies.
4. **The proposed design of the subdivision and improvements, as conditioned, will not cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat (Gov. Code § 66474).** All future improvement on the property will be subject to the environmental protections and mitigations imposed by the FEIR and federal biological requirements stemming from the 2012 Alameda Point U.S. Fish and Wildlife Service Biological Opinion.
5. **The design of the subdivision and its improvements will not conflict with easements acquired by the public at large for access through or use of property within the subdivision (Gov. Code § 66474).** All future improvements on the site will be subject to compliance with the MIP and Tentative Map, and all necessary easements are to be provided.
6. **The design of the subdivision and its improvements will not cause serious public health problems (Gov. Code § 66474).** Subdivision of the property will facilitate investment in the property, which is necessary to upgrade the existing substandard infrastructure and preserve public health and will comply with the Alameda Point Soil Management Plan, as well as any hazardous materials mitigations imposed by the FEIR.
7. **Water will be available and sufficient to serve the proposed subdivision in accordance with Government Code Section 66473.7.** The subdivision has been designed in accordance with the City of Alameda Master Infrastructure Plan and the EBMUD water supply determinations.
8. **The subdivision will not result in the discharge of waste into the sewer system that would violate regional water quality control regulations in accordance with Government Code Section 66474.6.** The subdivision has been designed in accordance with the City of Alameda Master Infrastructure Plan and EBMUD standards.

9. **The design of the subdivision for which a tentative map is required pursuant to Section 66426 of the Government Code of the state of California shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in accordance with Section 66473.1 of the Government Code.** The proposed subdivision is located in an area of the Bay Area that is well suited for passive cooling and heating opportunities due to its location at the end of a peninsula surrounded by water on three sides.
10. **In recommending approval of the vesting tentative map, the Planning Board has considered its effect upon the housing needs of the region, balanced with the public service needs of Alameda residents and available fiscal and environmental resources (Gov. Code § 66412.3).**

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Board finds that the potential environmental impacts of the project have been evaluated and disclosed pursuant to CEQA. Pursuant to the streamlining provision of Public Resources Section 21083.3 and Section 15183 of the CEQA Guidelines, no further environmental review is required because the proposed Tentative Map is consistent with an adopted Main Street Specific Plan and Alameda Point Zoning Ordinance for the area; the environmental impacts of the development of the area consistent with the Specific Plan and Zoning Ordinance were considered in the Alameda Point Project (APP) Final Environmental Impact Report (FEIR) adopted by the City Council on February 4, 2014, in compliance with the California Environmental Quality Act (CEQA); the Tentative Map is also consistent with and implements the City of Alameda Housing Element Program #1 Alameda Point adopted on November 15, 2022; the environmental impacts of the Housing Element and the development of the programs included in the Housing Element and associated sites inventory were considered in the General Plan Update EIR adopted by the City Council on November 30, 2021; and the Tentative Map would not result in significant impacts that: (1) are peculiar to the project or project site; (2) were not already identified as significant effects, cumulative effects, or off-site effects in the FEIR and General Plan Update EIR; or (3) were previously identified as significant effects; but are determined to be substantially more severe than discussed in the FEIR and General Plan Update EIR; and

BE IT FURTHER RESOLVED that the Planning Board hereby recommends that the City Council approve the Vesting Large Lot Tentative Map (TRACT 8696) to subdivide a 160.64-acre City owned parcel (APN 74-1368-18-4) into 23 lots, 3 remainder parcels and associated public rights of way, subject to the following conditions:

1. All maps filed pursuant to this approval shall be in substantial compliance with the map titled, Vesting Large Lot Tentative Map (TRACT 8696), and on file in the office of the Alameda Planning, Building and Transportation Department. The Final Map(s) shall be in substantial compliance with the Tentative Map. The Tentative Map may be finalized in phases.
2. Prior to the approval of the first Final Map(s), all applicable conditions of approval of the approved Tentative Map, as revised or amended, shall be satisfied.
3. Prior to approval of a Final Map, the City of Alameda shall ensure that the Final Map

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parcel (s) are supported by infrastructure improvement plans consistent with the Alameda Point Master Infrastructure Plan and all applicable approved Development Plans, Disposition and Development Agreements, Design Review Approvals and Development Plan, and subject to the requirements of the MIP, Tentative Map and AMC. The plans shall be prepared, signed and stamped as approved by a registered civil engineer licensed in the State of California. The engineer shall also assume responsibility for inspection of the on-site construction work, including but not limited to parking lots, pathways, storm facilities and, sewer facilities, and shall certify to the City, prior to acceptance of the work or issuance of any occupancy permit, including a temporary occupancy permit, whichever comes first, that the installation of the on-site work (excluding the building and foundation) was constructed in accordance with the approved plans. All required public frontage and street improvements shall be designed, built, and dedicated to the City in accordance with City ordinances, Public Works Department standards and the Public Improvement Agreement entered into by the Developer and the City with respect to such improvements and shall include curbs, gutters, sidewalks, street trees, storm water treatment controls, landscaping and irrigation, streetlights, etc.

4. The subdivider shall record the first Final Map that includes improvements within twenty-four (24) months of approval, or conditional approval of the Tentative Map by the City Council. The City may, upon the subdivider's application filed before the Tentative Map's expiration date, extend its life for an additional period or periods not to exceed six (6) years in accordance with State law.
5. Final Maps shall show all existing and proposed easement locations, uses and recording information. The Owner's Statement shall list all easements to be dedicated and the Certificate of City Clerk shall list all public easements and dedications to be accepted, accepted subject to improvements, rejected, or abandoned (with recording information) as part of the Final Map(s).

\* \* \* \* \*

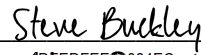
I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Planning Board of the City of Alameda during the Regular Meeting of the Planning Board on the 11th day of December 2023, by the following vote to wit:

AYES:	(6) Ariza, Cisneros, Hom, Ruiz, Tsou and Wang
NOES:	(0)
ABSENT:	(1) Saheba

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Planning Board Meeting

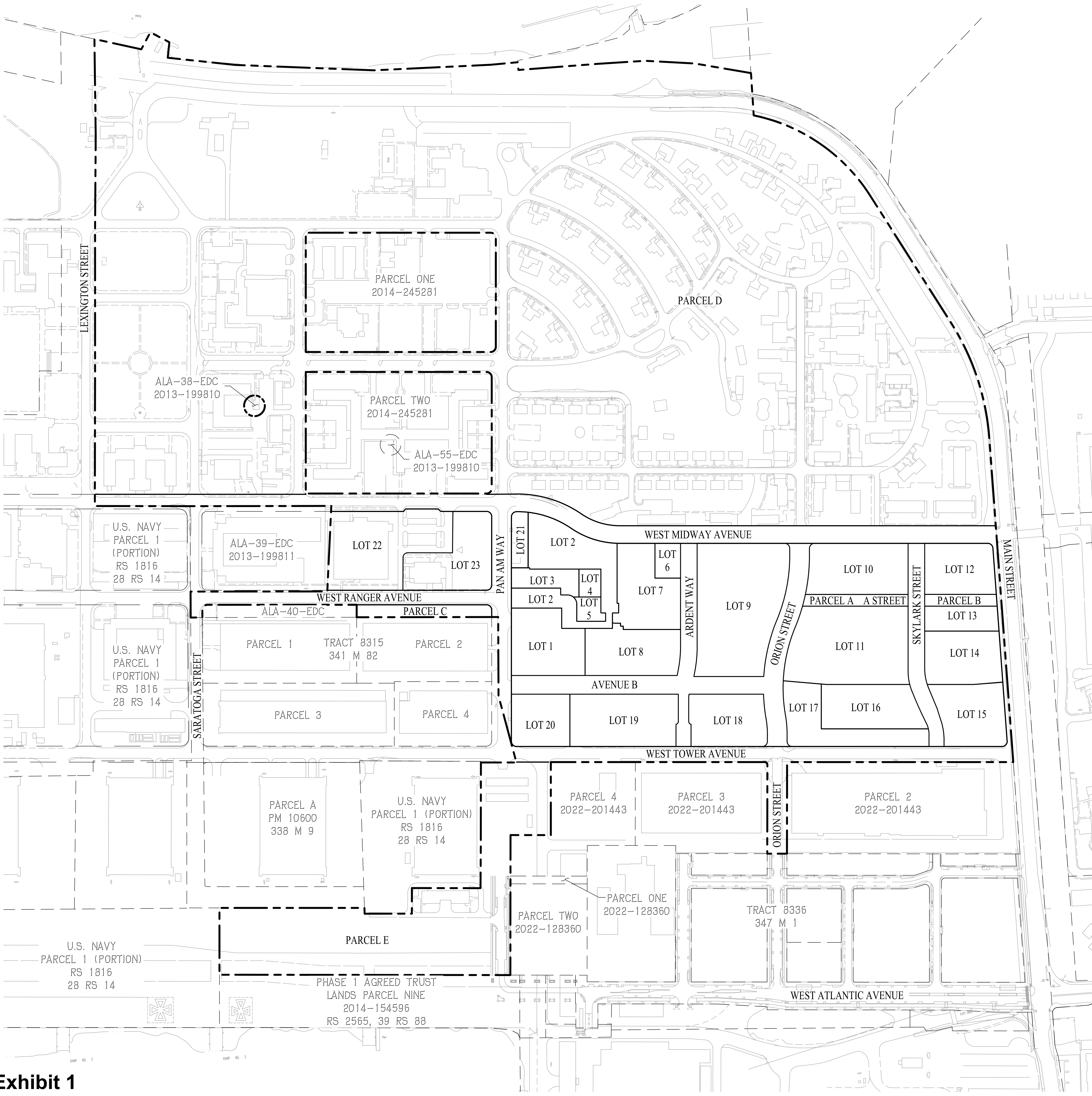
ATTEST:

DocuSigned by:

A blue ink handwritten signature of Steven Buckley is written over a horizontal line.

Steven Buckley, Secretary  
City of Alameda Planning Board

December 11, 2023  
Planning Board Meeting



GENERAL NOTES:

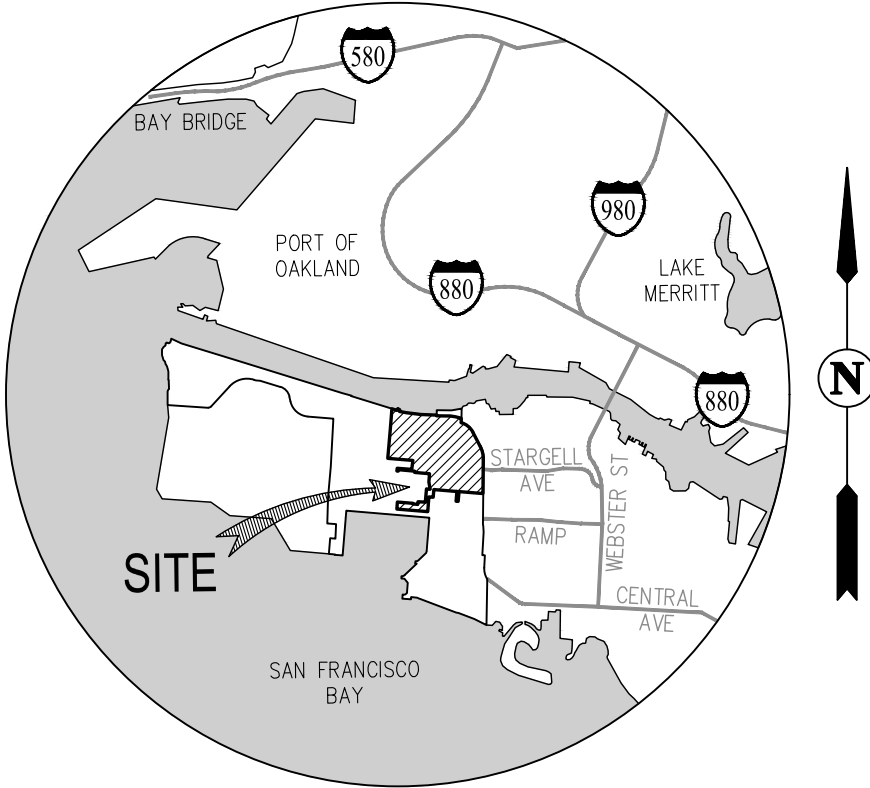
1. OWNER: CITY OF ALAMEDA  
950 W MALL SQUARE  
ALAMEDA, CA 94501  
(510) 747-7930
2. ENGINEER: CARLSON, BARBEE & GIBSON, INC.  
2633 CAMINO RAMON, SUITE 350  
SAN RAMON, CA 94583  
ANGELO OSERTELLO, R.C.E. NO. 64345  
PHONE: (925) 866-0322
3. APN: 074-1368-006, 074-1368-014, 074-1368-018-04,  
074-1375-009, 074-1375-010, 074-1375-011,  
074-1375-012-03, 074-1375-013, 074-1375-014-02
4. EXISTING ZONING: AP-AR (ALAMEDA POINT - ADAPTIVE REUSE)  
AP-OS (ALAMEDA POINT - OPEN SPACE)  
AP-MS (ALAMEDA POINT - MAIN STREET NEIGHBORHOOD)
5. EXISTING GENERAL PLAN LAND USE: MIXED USE & MEDIUM-DENSITY RESIDENTIAL
6. FEMA FLOOD ZONE: ZONE AE: SPECIAL FLOOD HAZRD AREA, BASE FLOOD  
ELEVATION: 10 FEET  
  
ZONE X (SHADED): AREAS OF 0.2% ANNUAL CHANCE  
FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH  
AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH  
DRAINAGE AREAS LESS THAN 1 SQUARE MILE.  
  
ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2%  
ANNUAL CHANCE FLOODPLAIN  
  
FLOOD INSURANCE RATE MAP NO. 06001C0066H  
DATED DECEMBER 21, 2018
7. NUMBER OF LOTS: 23
8. NUMBER OF PARCELS: 5
9. GROSS SITE AREA: 168.23 AC±
10. UTILITIES: CITY OF ALAMEDA (COLLECTION) / EBMUD  
(TREATMENT AND TRANSMISSION)  
CITY OF ALAMEDA/PRIVATE ON-SITE  
EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)  
ALAMEDA MUNICIPAL POWER (AMP)  
PACIFIC GAS & ELECTRIC (PG&E)  
AT&T  
COMCAST
11. FIRE PROTECTION DISTRICT: CITY OF ALAMEDA FIRE DEPARTMENT
12. PURSUANT TO CHAPTER 3, ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE  
DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
13. BASIS OF BEARINGS: THE BASIS OF BEARINGS WAS DETERMINED BY FOUND  
MONUMENTS PT. 207 "MAIN-SING" AND PT. 204  
"MAIN-ATL" AS SAID POINTS ARE SHOWN AND SO  
DESIGNATED ON RECORD OF SURVEY NO. 1816 (28 RS 14),  
THE BEARING BEING N00°28'45"E (CALCULATED).
14. BENCHMARK: CITY OF ALAMEDA BENCHMARK LOCATED AT MAIN ST AND  
PACIFIC AVENUE US&GS MONUMENT  
EL: 4.845 FEET (CITY OF ALAMEDA DATUM)
15. DATUM: ELEVATIONS DEPICTED ARE BASED UPON THE CITY OF  
ALAMEDA DATUM.

LEGEND

- LARGE LOT TENTATIVE MAP BOUNDARY
- PROPOSED PARCEL BOUNDARIES
- ADJACENT PARCEL BOUNDARY

VESTING LARGE LOT TENTATIVE MAP  
(TRACT 8696)  
LARGE LOT TENTATIVE MAP  
WEST MIDWAY

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA  
SCALE: 1"=200' DATE: NOVEMBER 13, 2023



VICINITY MAP

NOT TO SCALE

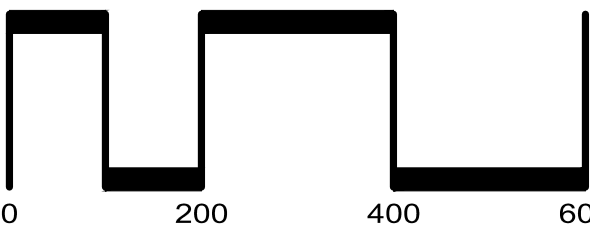
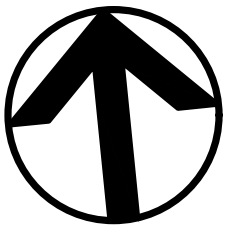
ABBREVIATIONS

AC	ACRE
BLDG	BUILDING
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
LF	LOW POINT
LS	LANDSCAPE
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SDE	STORM DRAIN EASEMENT
SSE	SANITARY SEWER EASEMENT
S/W	SIDEWALK
TC	TOP OF CURB

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	LARGE LOT TENTATIVE MAP
2	EXISTING CONDITIONS
3	PROPOSED OFF-SITE PARCEL PLAN
4	PROPOSED ON-SITE PARCEL PLAN
5	STREET SECTIONS

Exhibit 1  
Item 5-A, December 11, 2023  
Planning Board Meeting



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SHEET NO.  
1  
OF 5 SHEETS





LINE TABLE		
NO	BEARING	LENGTH
L1	N32°41'59"E	74.13'
L2	N57°43'01"W	83.00'
L3	N10°51'59"E	60.00'
L4	N89°26'59"E	104.69'
L5	N00°14'43"E	29.93'
L6	N85°08'28"W	76.00'
L7	N85°08'27"W	155.51'
L8	N02°54'53"E	22.40'
L9	N85°18'36"W	182.23'
L10	N04°52'14"E	98.70'
L11	N85°06'40"W	252.04'
L12	N86°54'57"W	12.64'
L13	N85°12'42"W	136.88'
L14	N04°47'18"E	47.99'
L15	N85°12'42"W	575.25'
L16	N04°47'18"E	28.97'
L17	N85°18'21"W	44.92'
L18	N04°26'18"E	100.00'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	10.00'	89°55'45"	15.70'
C2	10.00'	90°04'15"	15.72'
C3	20.00'	90°00'00"	31.42'
C4	40.00'	180°00'00"	125.66'
C5	40.00'	180°00'00"	125.66'
C6	20.00'	89°44'58"	31.33'
C7	20.00'	89°45'25"	31.33'
C8	20.00'	90°00'00"	31.42'
C9	20.00'	90°00'00"	31.42'

LEGEND

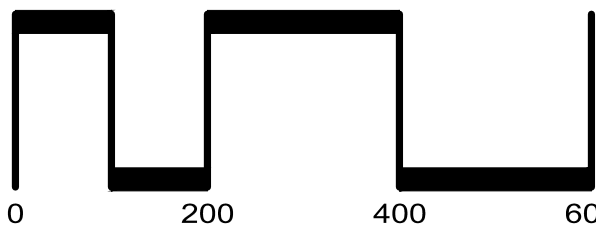
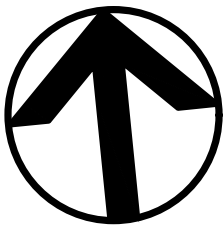
- LARGE LOT TENTATIVE MAP BOUNDARY
- EXISTING PARCEL BOUNDARIES
- ADJACENT PARCEL BOUNDARY
- FEMA FLOOD ZONE
- FEMA FLOOD ZONE AE

NOTES:

FEMA FLOOD ZONE:  
ZONE AE: SPECIAL FLOOD HAZRD AREA, BASE FLOOD ELEVATION: 10 FEET

VESTING LARGE LOT TENTATIVE MAP  
(TRACT 8696)  
EXISTING CONDITIONS  
WEST MIDWAY

CITY OF ALAMEDA    ALAMEDA COUNTY    CALIFORNIA  
SCALE: 1"=200'    DATE: NOVEMBER 13, 2023

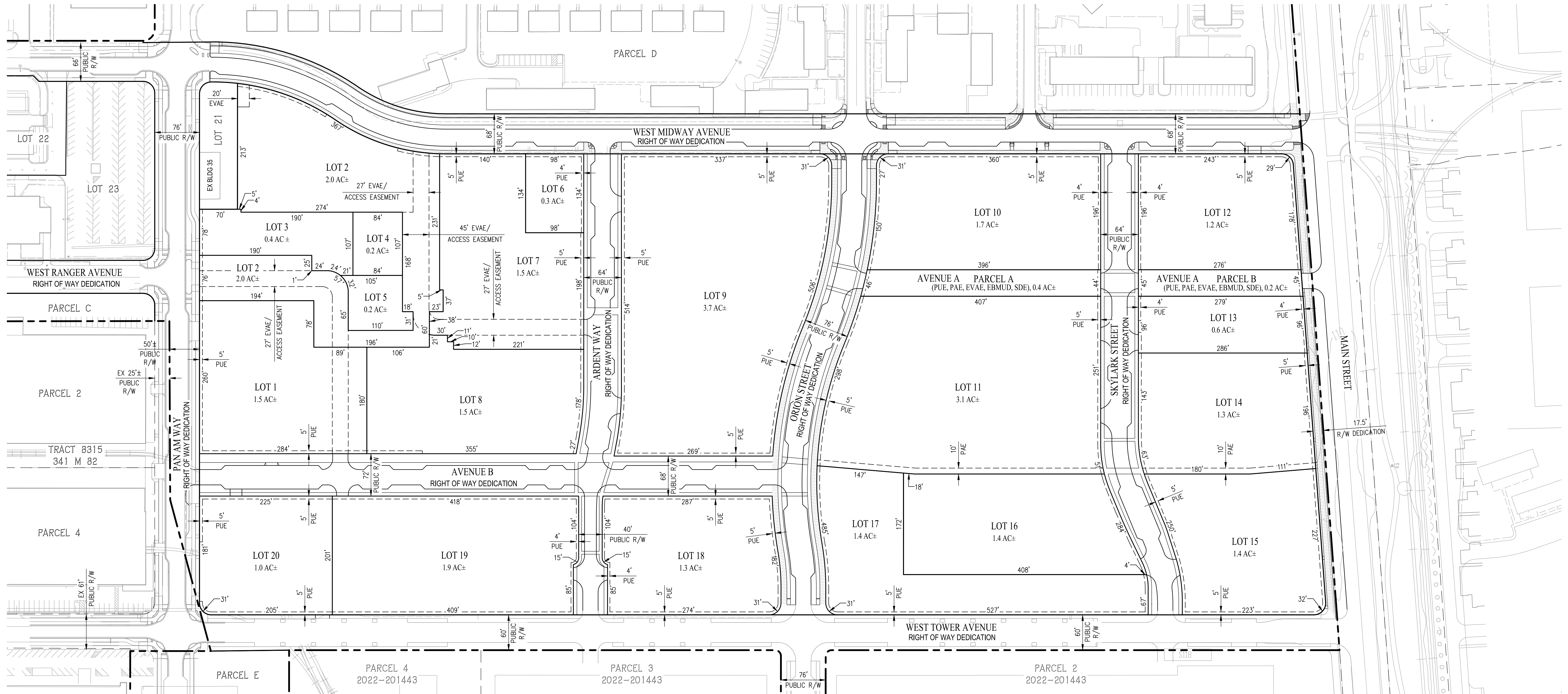


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SHEET NO.  
2  
OF 5 SHEETS

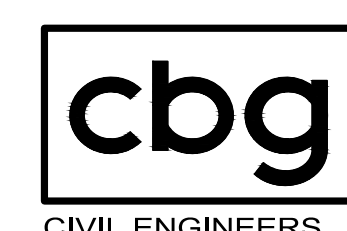
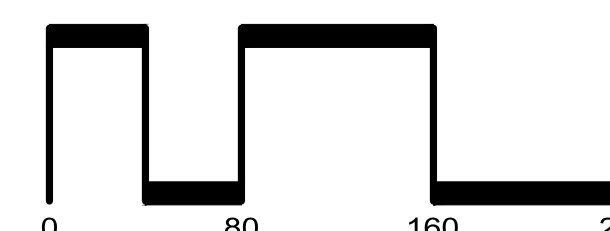
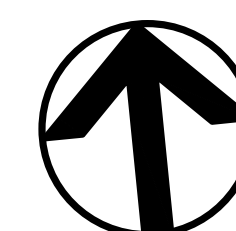






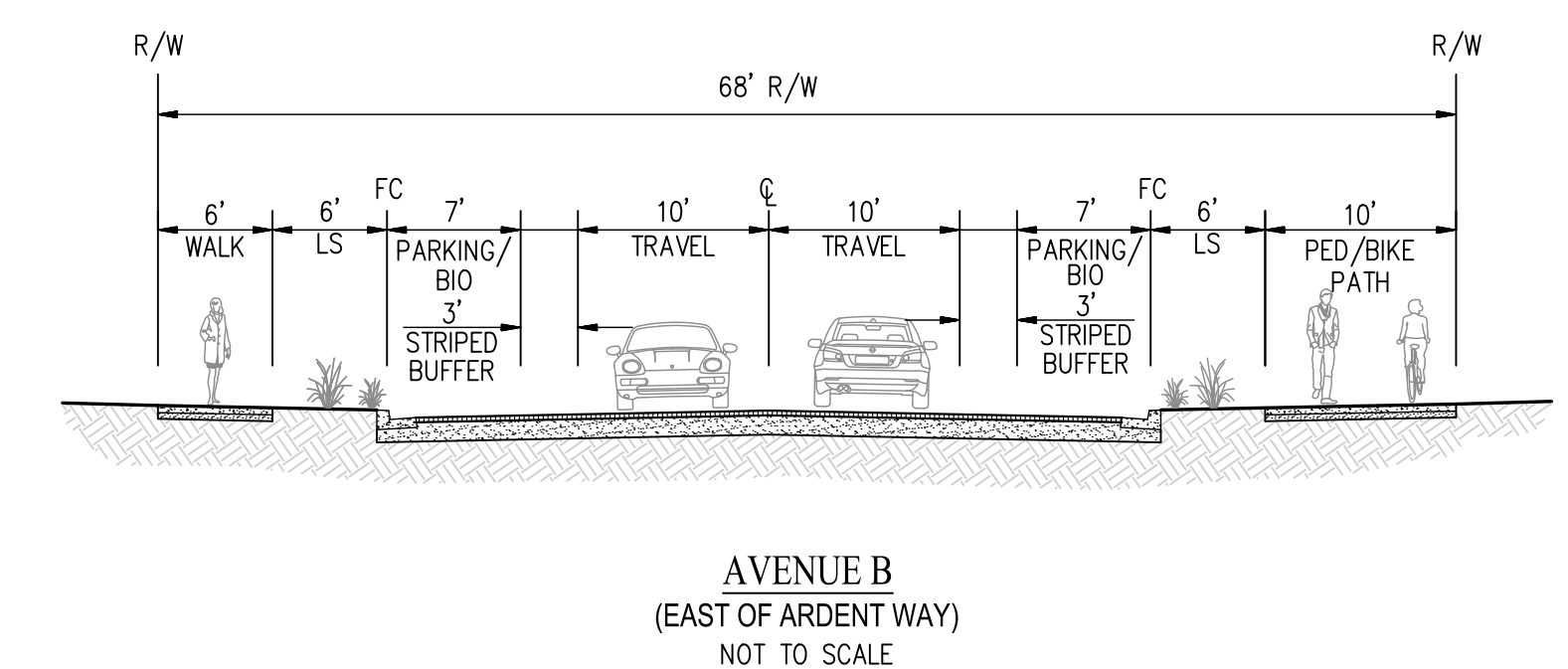
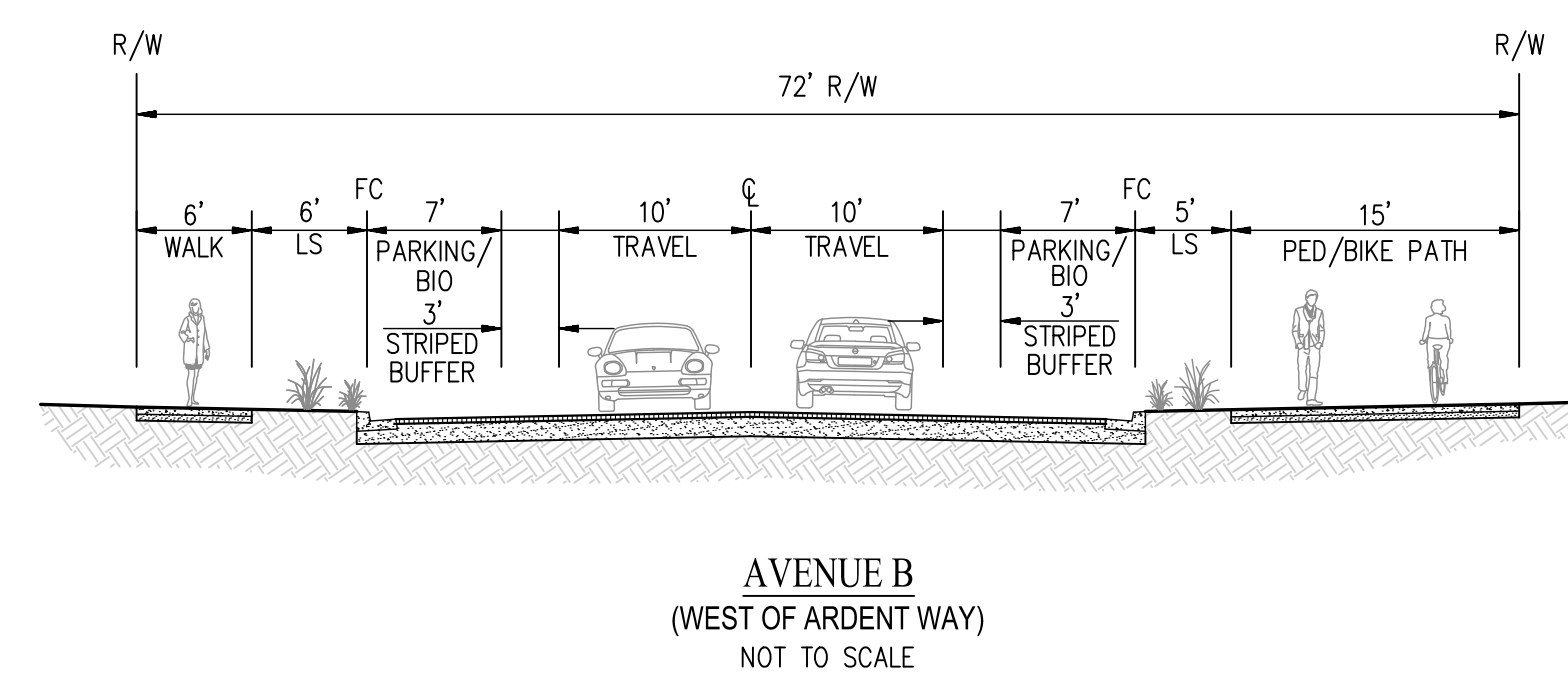
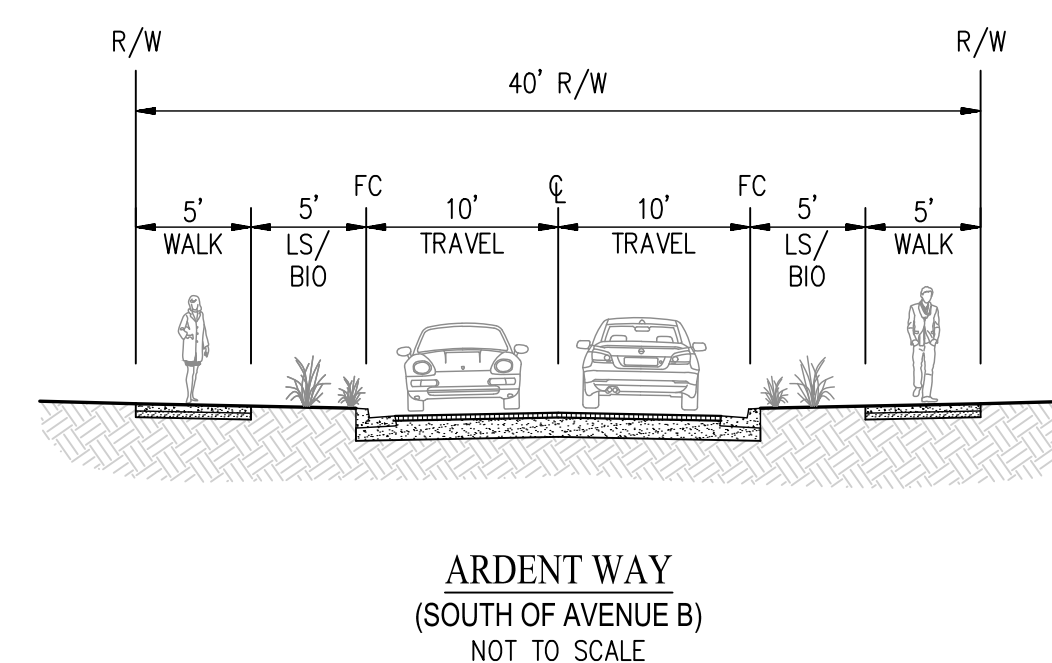
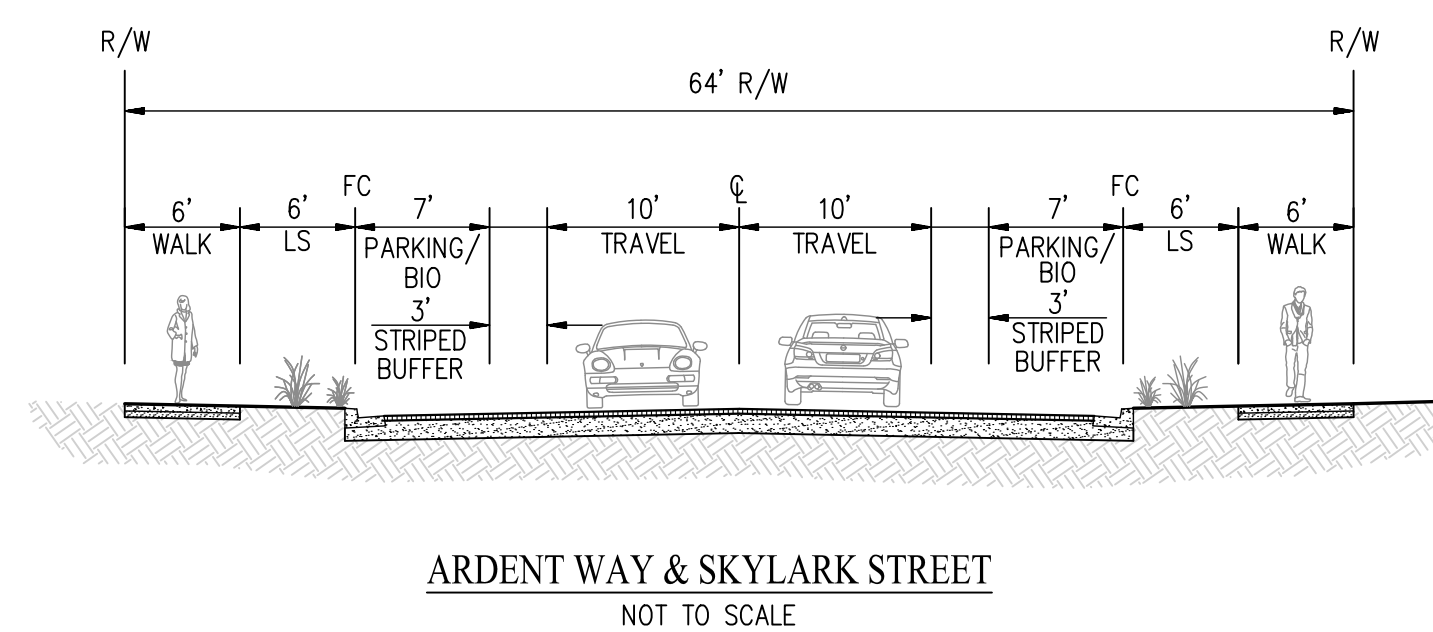
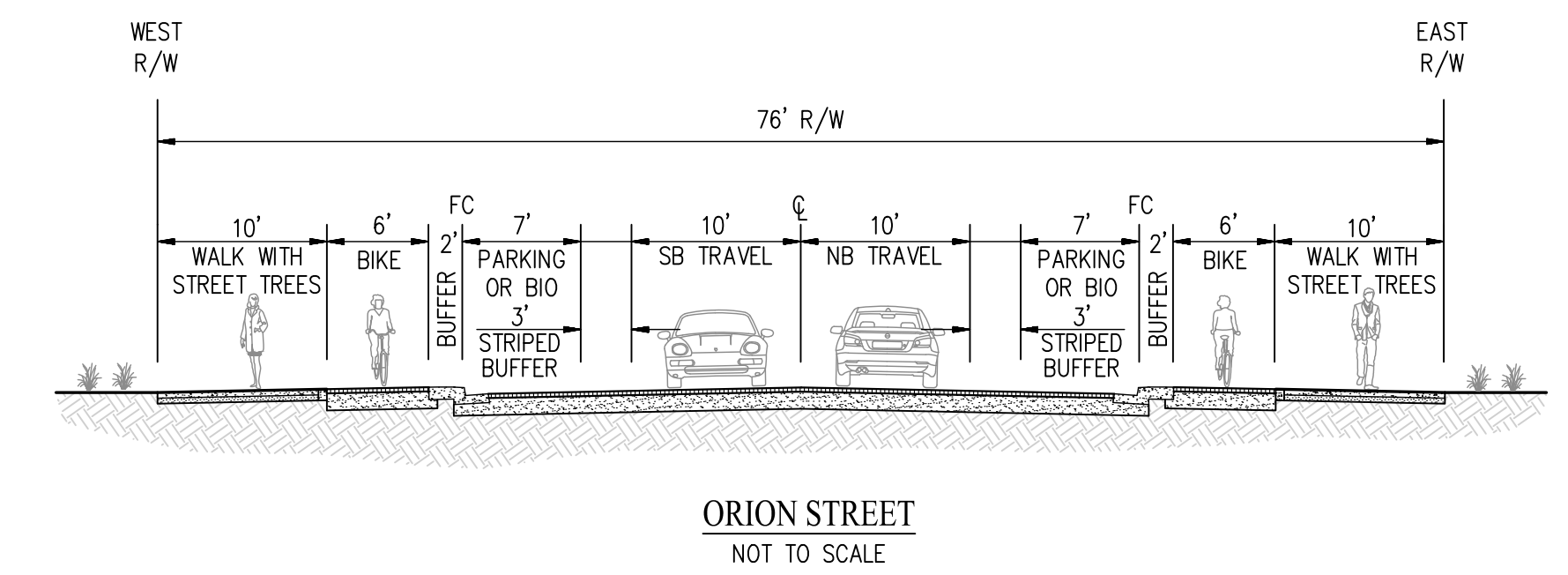
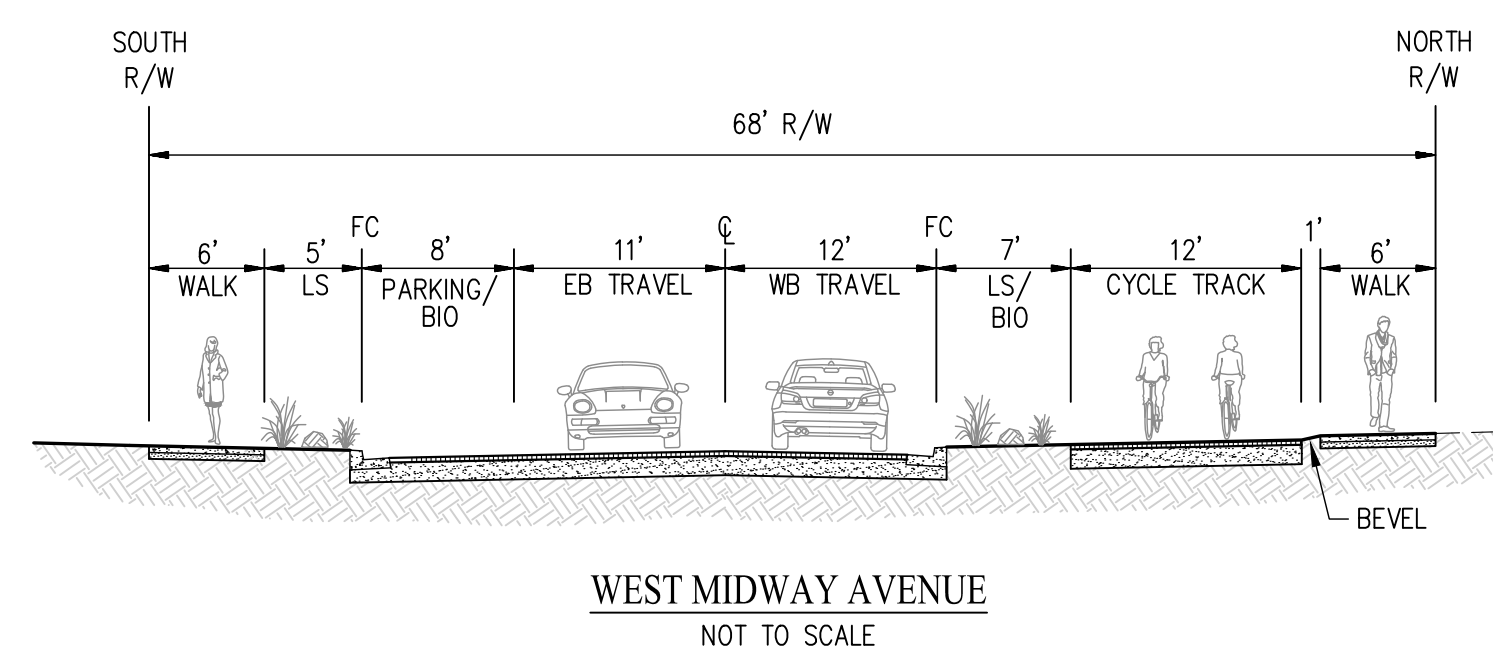
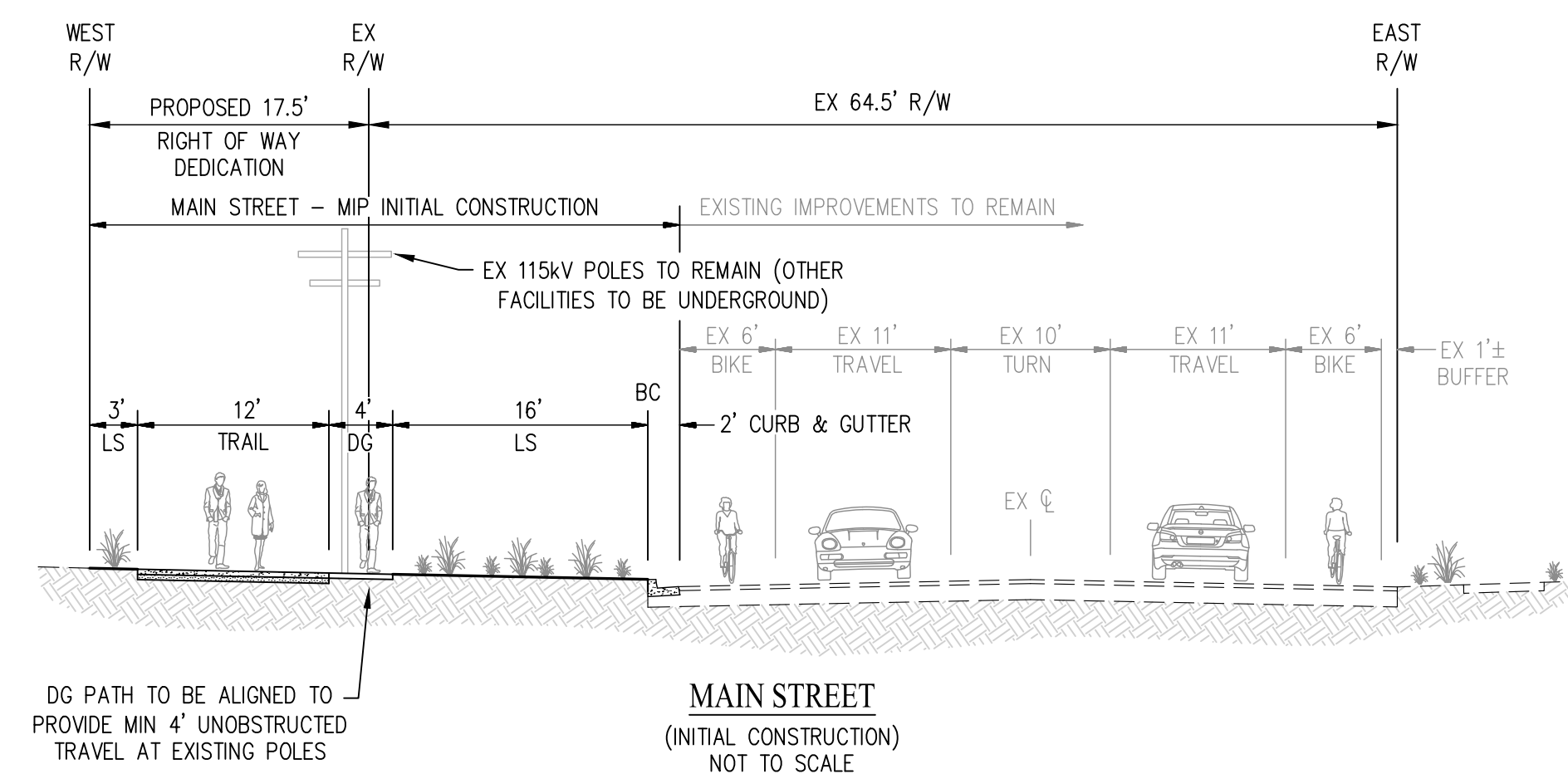
VESTING LARGE LOT TENTATIVE MAP  
(TRACT 8696)  
**PROPOSED ON-SITE  
PARCEL PLAN**  
WEST MIDWAY

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA  
SCALE: 1"=80' DATE: NOVEMBER 13, 2023



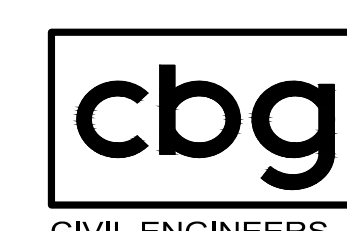
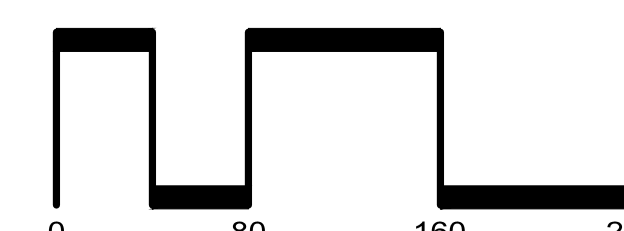
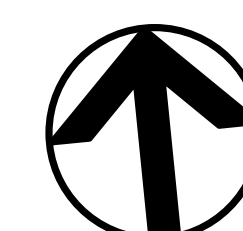
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SHEET NO.  
**4**  
OF 5 SHEETS



VESTING LARGE LOT TENTATIVE MAP  
(TRACT 8696)  
STREET SECTIONS  
WEST MIDWAY

CITY OF ALAMEDA      ALAMEDA COUNTY      CALIFORNIA  
SCALE: NOT TO SCALE      DATE: NOVEMBER 13, 2023



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**5**  
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