

CITY OF ALAMEDA RESOLUTION NO. _____

AUTHORIZING THE CITY MANAGER TO EXECUTE AN EMERGENCY VEHICLE ACCESS EASEMENT TO TH GRAND STREET, LLC, ACROSS CITY-OWNED PROPERTY AND ANY AND ALL ANCILLARY DOCUMENTS AND DIRECT THE RECORDING OF THE GRANT OF EASEMENT FOR CONSTRUCTION OF AN EMERGENCY VEHICLE ACCESS CONNECTION AT 2015 GRAND STREET

WHEREAS, on December 12, 2022, the Planning Board held a duly noticed public hearing and adopted Resolution No. PB-22-24 approval of the Tentative Map Tract No. 8654 to allow the subdivision of two lots on approximately 4.1 acres located at 2015 Grand Street into 14 lots and 90 condominium units; and

WHEREAS, on February 7, 2023, pursuant to Resolution No. 16028, the City Council approved Tentative Map Tract No. 8654; and

WHEREAS, the approved Tentative Map depicts an Emergency Vehicle Access adjacent to Clement Avenue along the westernmost property line; and

WHEREAS, the City owns the property adjacent to the development on the western side and approximately 49 square feet of city-owned property is needed to construct the Emergency Vehicle Access connection to provide circulation for emergency vehicles within the development; and

WHEREAS, the 2015 Grand Street development will provide a number of public benefits, including an extension of Clement Avenue, north/south pedestrian access from Hibbard Street to Fortmann Way, and new public sidewalk and bicycle facilities on Clement Avenue and Grand Street; and

WHEREAS, pursuant to California Environmental Quality Act (CEQA) Guidelines section 15183, the 2015 Grand Street development is exempt from the requirements of CEQA because the project is consistent with the General Plan for which the General Plan EIR was certified (Alameda General Plan 2040 EIR, State Clearinghouse #2021030563), and will not have any impacts that cannot be substantially mitigated by the imposition of uniformly applied development policies or standards; and

WHEREAS, the project is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15332 (Infill Development) on the following basis:

- 1. The project is consistent with the applicable general plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations.** The proposed development of this site for 90 townhome units and 5 accessory dwelling units is consistent with the R-4-PD-MF,

Neighborhood Residential with Planned Development and Multi-Family Combining Zoning District and the Medium-Density Residential land use designation. Overall, the project is consistent with the applicable General Plan policies and zoning regulations.

2. The proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses. The property is less than five acres (the project site is approximately 4.14 acres), is located entirely within city limits, and is surrounded by urban residential, commercial or institutional uses.

3. The project has no value as habitat for endangered, rare, or threatened species. The project site was developed as a petroleum packaging and distribution facility for several decades and was only recently cleared of buildings and improvements. As a result, the project site has no value as habitat for endangered, rare or threatened species.

4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The project is conditioned to implement a Transportation Demand Management program to reduce the automobile trips generated by the project to reduce any significant effects relating to traffic. The project would not have any significant effects to traffic, noise, air quality, or water quality.

5. The site can be adequately served by all required utilities and public services. The property is located within a developed urban area that is served by all required utilities and services.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Alameda that the City Manager is authorized to execute a Grant of Easement over Lands of the City and direct the recording of the Grant of Easement for construction of an Emergency Vehicle Access.

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I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on the 5th day of December 2023, by the following vote to wit:

Ayes:

Noes:

Absent:

Abstentions:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 6th day of December 2023.

Lara Weisiger, City Clerk
City of Alameda

Approved as to form:

Yibin Shen, City Attorney
City of Alameda