

CITY OF ALAMEDA PLANNING BOARD  
**DRAFT RESOLUTION**

A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF ALAMEDA  
RECOMMENDING THAT THE CITY COUNCIL APPROVE STREET NAME CHANGES  
FOR VESTING TENTATIVE TRACT MAP 8696 AT ALAMEDA POINT

WHEREAS, an application was made by City of Alameda Base Reuse and Economic Development Department for a Vesting Large Lot Tentative Tract 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 Adaptive Reuse 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, on October 19, 2021, the City Council adopted the Policy for Naming City Facilities and Streets, which requires the Planning Board to recommend approval of street names for new developments and provides technical guidance on selection of street names including a requirement that new streets at Alameda Point shall be named after WWII naval themes to be consistent with the area's historic district designation and reflect the City's values of diversity, equity and inclusion; and

WHEREAS, on January 16, 2024, City Council approved the Vesting Tentative Tract Map, Tract 8696; and

WHEREAS, on April 14, 2025, the Planning Board held a duly noticed public hearing to consider a change in a street name for the development and examined all pertinent application materials and public testimony, including information about *Women Accepted for Volunteer Emergency Service (WAVES)*, created by Congress in 1942 to work in support roles as chauffeurs, nurses, clerks, and cooks and custodians, and later in training and technical roles. They were stationed at naval installations throughout the continental United States and, eventually, overseas. The first WAVES arrived at Alameda in 1943; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board finds this action is exempt from CEQA under the common-sense exemption, i.e. that there is no reasonable possibility that there could be an environmental effect from this action; and

BE IT FURTHER RESOLVED, that the Planning Board finds that the proposed street name is consistent with the Council-adopted Policy for Naming City Facilities and Streets; and

BE IT FURTHER RESOLVED, that the Planning Board hereby recommends that the City Council approve a street name change for the project, as shown on Vesting Tentative Tract Map (Tract 8696), from "Avenue B" to "Waves Avenue" and from "A Street" to "Valor Avenue."

NOTICE. No judicial proceedings subject to review pursuant to California Code of Civil Procedure Section 1094.5 may be prosecuted more than ninety (90) days following the date of this decision plus extensions authorized by California Code of Civil Procedure Section 1094.6.

NOTICE. The conditions of project approval set forth herein include certain fees and other exactions. Pursuant to Government Code section 66020(d) (1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations and exactions. The applicant is hereby further notified that the 90-day appeal period, in which the applicant may protest these fees and other exactions, pursuant to Government Code section 66020(a) has begun. If the applicant fails to file a protest within this 90-day period complying with all requirements of section 66020, the applicant will be legally barred from later challenging such fees or exactions.

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