

CITY OF ALAMEDA PLANNING BOARD
DRAFT RESOLUTION

APPROVING DEVELOPMENT PLAN FOR PLN14-0689 FOR THE BACHELORS'
ENLISTED MEN'S QUARTERS AT 2401 LEXINGTON STREET

WHEREAS, an application was made on November 3, 2014, by Salvatore Caruso Design Corporation on behalf of Alameda United Commercial (AUC), for a Development Plan to rehabilitate and adaptively reuse the Bachelors Enlisted Men's Quarters (BEQ) building located at 2401 Lexington Street ; and

WHEREAS, the subject property is designated as Mixed Use in the General Plan; and

WHEREAS, the subject property is located in the Alameda Point Adaptive Reuse District; and

WHEREAS, the Alameda Point Adaptive Reuse District requires Planning Board approval of a Development Plan application, prior to redevelopment and reuse of the BEQ facilities;

WHEREAS, the City Council of the City of Alameda certified the Alameda Point Environmental Impact Report for the redevelopment and reuse of the former Naval Air Station, including the BEQ facilities; and

WHEREAS, the Planning Board held a public hearing on December 8, 2014, for this Development Plan application, and examined pertinent maps, drawings, and documents;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board finds that:

1. **The development is an effective use of the site.** The Development Plan provides for the adaptive reuse of the existing BEQ complex with a variety of uses that are permitted by the Zoning Ordinance and are compatible with the historic use and character of the building. The building was originally designed to provide group sleeping, eating and recreating space, as well as some office uses. The current proposal included sleeping, eating and recreating space for a school and senior assisted living and office space. Conditions of approval require that any improvements to the building or landscaping be consistent with the Secretary of Interior Standards and Design Review findings prior to issuance of any building or site improvement permits.
2. **The proposed use relates favorably to the General Plan.** The proposed development supports General Plan policies for the development of the Alameda Point Historic District and General Plan policies to increase complementary business opportunities in Alameda. The project also generates jobs consistent with General Plan goals for Alameda Point.

3. **The proposed use, if it complies with all conditions upon which approval is made contingent, will not adversely affect other property in the vicinity and will not have substantial deleterious effects on existing business districts or the local economy.** The proposed uses and improvements will support the preservation and much needed re-investment in the property, improvements to existing substandard infrastructure that supports the future uses of the building, and elimination of blight in the area. The proposed Development Plan is designed to be compatible with adjacent future uses by providing attractive improvements and pedestrian and bicycle amenities, and Alameda Point Transportation Demand Management transit services.
4. **The location of the proposed use is compatible with other land uses in the general neighborhood area, and the project design and size is architecturally, aesthetically, and operationally harmonious with the community and surrounding development.** Recommended conditions of approval related to building and site improvements and the use of the property ensure that the use of the property and the improvements to the property will be aesthetically and operationally harmonious with the surrounding development and the redevelopment of Alameda Point.
5. **The proposed use will be served by adequate transportation and service facilities including pedestrian, bicycle, and transit facilities.** The Development Plan is conditioned to require that the uses of the site will provide financial support to expand transit services to the Alameda Point and the users of the property. The project plans provide for well-designed pedestrian paths, bicycle access, and vehicular access to nearby transit amenities including the Main Street ferry terminal and regional ferry services, AC Transit regional and local transit lines, and Alameda Point-provided shuttle services to BART.

BE IT FURTHER RESOLVED, that the Planning Board finds this development plan was adequately considered by the Alameda Point Environmental Impact Report and no further review is required under the California Environmental Quality Act (CEQA).

BE IT FURTHER RESOLVED that the Planning Board of the City of Alameda hereby approves Development Plan PLN14-0689, subject to the following conditions:

1. Building Permit Plans: The plans submitted for the Building Permit shall be in substantial compliance with the plans prepared by SCDC Architecture dated September 24, 2014, consisting of eight sheets numbered BEQ-1 through BEQ-8 on file in the office of the City of Alameda Community Development Department.
2. Vesting: This Development Plan approval shall expire and become void unless actual construction under valid permits has commenced within two years after this approval. A one-time extension for an additional two years may be granted upon written request.
3. Subdivision and Infrastructure Improvements: Prior to issuance of a building permit or site improvement permit, the applicant shall submit a subdivision map application for review and approval by the City of Alameda Planning Board. The application shall include an

infrastructure improvement plan for the improvement of the on-site and adjacent off-site streets, open space, waste water, storm water, and potable water, power, and communications facilities. The improvement plan shall be reviewed for consistency with the Alameda Point Master Infrastructure Plan and City of Alameda Municipal Code requirements. 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 and Public Works Department standards and shall include curbs, gutters, sidewalks, street trees, landscaping and irrigation, streetlights, etc.

4. Certificate of Approval: Prior to issuance of a building permit or site improvement permit, that applicant shall submit all final proposed changes to the BEQ building, cultural landscape and parking to the Historical Advisory Board for review and approval. All building plans and site improvement plans submitted for permits shall be reviewed for compliance with the NAS Alameda Historic District and Cultural Landscape Guidelines, the Secretary of Interior Standards for the Rehabilitation of Historic Structures, and AMC Section 13-21 Preservation of Historical and Cultural Resources by the City of Alameda Historical Advisory Board.
5. Design Review Approval: Prior to issuance of a building permit or site improvement permit, that applicant shall submit all final proposed changes to the BEQ building, landscaping, and parking areas to the Planning Board for Design Review approval. All building plans and site improvement plans submitted for permits shall be reviewed for compliance with the Design Review findings of AMC Section 30-36 and 37 by the City of Alameda Planning Board. The Design Review submittal shall include, but not be limited to:
 - a. Parking Lots. Final parking plan consistent with the maximum permitted parking ratios described in AMC 30- 4.24 G.ix. Table B Allowed Land Uses and Off-Street Parking Requirements. The applicant/developer shall submit the improvement plans for the on-site parking facilities to the Public Works Department and Fire Department for review prior to submission of the Design Review application. The improvement plan shall include additional curb cuts and drive ways to improve access to the parking areas. A registered civil engineer licensed in the State of California shall prepare the plans and sign and stamp them as approved.
 - b. Shared Parking. All automobile parking shall be shared among the users and visitors of the property. Joint access easements shall be recorded with the subdivision map to ensure that parking is shared.
 - c. Bicycle Parking. Final bicycle parking plan consistent with AMC-7.15 Bicycle Parking. The applicant developer shall coordinate their bicycle parking plan with Bike/Walk Alameda prior to submittal of the Design Review application.

- d. Landscape Plans. Final landscape plans consistent with the Cultural Landscape Guidelines, and AMC Section 30-58 Water Conservation and Bay Friendly Landscaping Requirements. The landscape and irrigation plans for improvements in the public right-of-way shall be prepared, signed and stamped as approved by a licensed landscape architect and shall be in accordance with the City's Bay Friendly Landscaping requirements, the Master Street Tree Plan, the AMC, conditions of approval by the Planning Board, and other regional jurisdictions requirements, as applicable.
 - e. Architectural Plans. Final Architectural elevations and any proposed changes to the building consistent with the Secretary of Interior Standards and Section 13-19 Green Building Standards.
 - f. Fire Sprinklers: Pursuant to the requirements of the AMC, the improvement plans for the building shall include fire sprinklers.
6. CEQA: Prior to issuance of a building permit or site improvement permit, the applicant shall submit a Mitigation Measure Compliance Checklist confirming compliance with all required environmental mitigation measures contained in the Mitigation Monitoring Reporting Program (MMRP) adopted by the Alameda City Council on February 4, 2014, for the redevelopment and reuse of Alameda Point, including the BEQ facilities.
 7. Biology Regulations and On-site Lighting: Prior to issuance of a building permit or site improvement permit, the applicant shall submit a Biological Opinion Compliance Checklist confirming compliance with all required conditions set forth in the Declaration of Restrictions for the Former Naval Air Station consistent with the Biological Opinion issued by the U.S. Department of Fish and Wildlife, including Exhibit C Alameda Point Lighting Mitigation Measures.
 8. Transportation Plan: Prior to issuance of a building permit, the applicant shall submit a Transportation Demand Management Plan Compliance Strategy to ensure compliance with the Alameda Point Transportation Demand Management Plan.
 9. LEED or Green Point Rating: The plans submitted for the Building Permit shall be in compliance with AMC Section 13-19 requiring either: a minimum LEED™ Certified rating and be so certified by the US Green Building Council or a minimum Green Point Rated score of fifty (50) and be so verified by Build It Green. The project shall also have a LEED™-Accredited Professional or a Certified Green Building Professional as a principal member of the design team from the beginning of the project. The project shall meet as many LEED credits, or Green Point Rated measures as practicable and is required to complete and submit the LEED or Green Point checklist as a way of documenting the green building practices that have been incorporated into the project
 10. Multifamily Residential Use: Multifamily residential use shall be prohibited within the BEQ building.
 11. Recreational Use of City Fields: Use of City property and playing fields including the BEQ courtyard fields by the occupants of the BEQ facility is prohibited without prior written

consent or approval by the City of Alameda Recreation and Parks Department or its designee.

12. Fencing: No perimeter fencing shall be constructed.
13. Signs: Any temporary or permanent signage is subject to a sign permit approval.
14. Outdoor Storage: There shall be no outdoor storage unless approved by the Community Development Director, and any outdoor storage permitted shall be temporary for in-transit materials.
15. Storm Water Plans: The improvement plans shall incorporate permanent storm water treatment controls and/or design techniques to manage the quantity and quality of storm water runoff from a planned development to prevent and minimize impacts to water quality. Efforts shall be taken to minimize impervious surface areas, especially directly connected impervious surface areas. Roof drains shall discharge and drain to an unpaved area wherever practicable. Design techniques may include vegetated swales, vegetated buffer zones, bio retention units, retention/detention basins and ponds, tree well systems, and the incorporation of pervious surface areas and Low Impact Development (LID) measures. Storm water treatment measures shall be constructed consistent with the latest version of the Alameda County Clean Water Program's Provision C3 Technical Guidance Manual. Applicants may also refer to the Bay Area Storm water Management Agencies Association (BASMAA) *Start at the Source Manual* for technical guidance.
16. External Enclosures: Design of all external enclosures for solid waste, recycling and organics shall be approved by the Public Works Director prior to approval of the improvements plans, parcel/final map(s), or the building permit, whichever comes first. These facilities are to be designed to prevent water run-on to the area, runoff from the area, and to contain litter, trash and other pollutants, so that these materials are not dispersed by the wind or discharged to the storm drain system.
17. Traffic Control Plan: At least three weeks prior to the commencement of work within the public right-of-way that affects access for pedestrian, bicyclist, and vehicular traffic, the applicant/developer shall provide a Traffic Control Plan (TCP) to the Public Works Department for review and approval. The TCP shall be prepared by a registered civil engineer or traffic engineer licensed in the State of California, and be in accordance with the California MUTCD standards. The engineer shall sign and stamp the plans as approved.
18. Fire Lanes: All fire lanes within the development shall be marked as fire access roads to the satisfaction of the Fire Chief.
19. HOLD HARMLESS. The applicant shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda, the Alameda City Planning Board and their respective agents, officers, and employees from any claim, action, or proceeding (including legal costs and attorney's fees) against the City of Alameda, Alameda City

Planning Board and their respective agents, officers or employees to attack, set aside, void or annul, an approval by the City of Alameda, the Planning and Building Department, Alameda City Planning Board, the City of Alameda Redevelopment Agency or City Council relating to this project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.

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 protect these fees and other exactions, pursuant to Government Code section 66-2-(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.

The decision of the Planning Board shall be final unless appealed to the City Council, in writing and within ten (10) days of the decision, by filing with the Community Development Department a written notice of appeal stating the basis of appeal and paying the required fees.