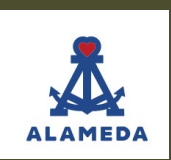




# RADIUM THEATRE PERFORMING ARTS CENTER PLN24-0145 – CERTIFICATE OF APPROVAL



HISTORICAL ADVISORY BOARD

ITEM 4-A

MARCH 5<sup>TH</sup>, 2026



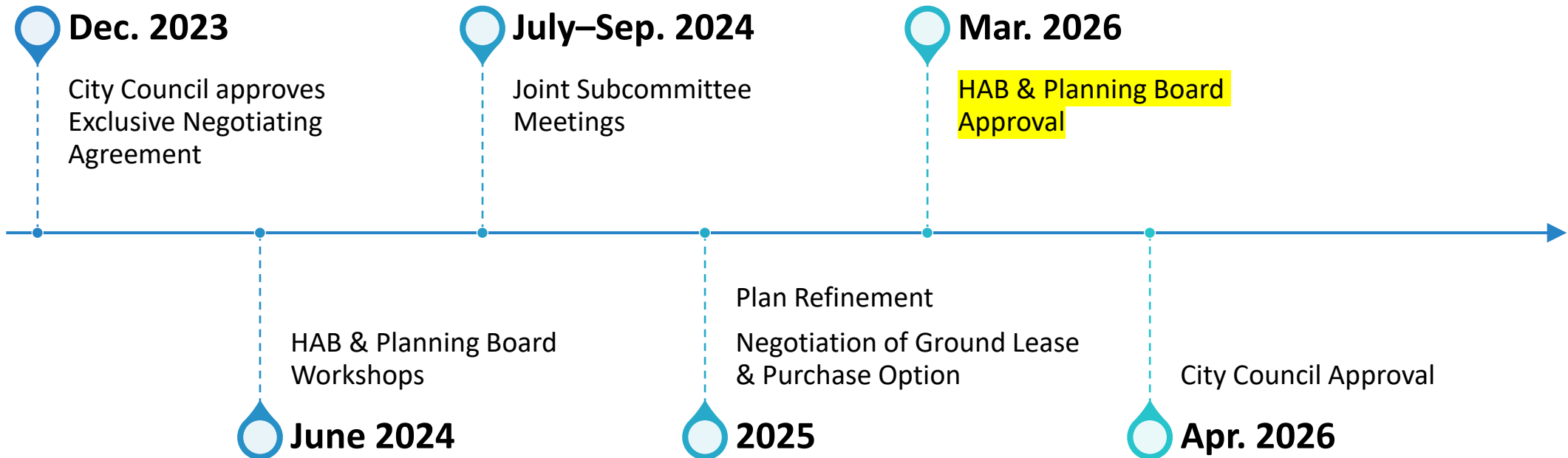
# RECOMMENDATION

- Hold a Public Hearing
- Adopt Resolution:
  - Certificate of Approval – Consistent with:
    - “The Guide”
    - Town Center Plan
    - Sec. of Interior Standards
  - CEQA Findings



# TIMELINE

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# LAND USE CONTEXT

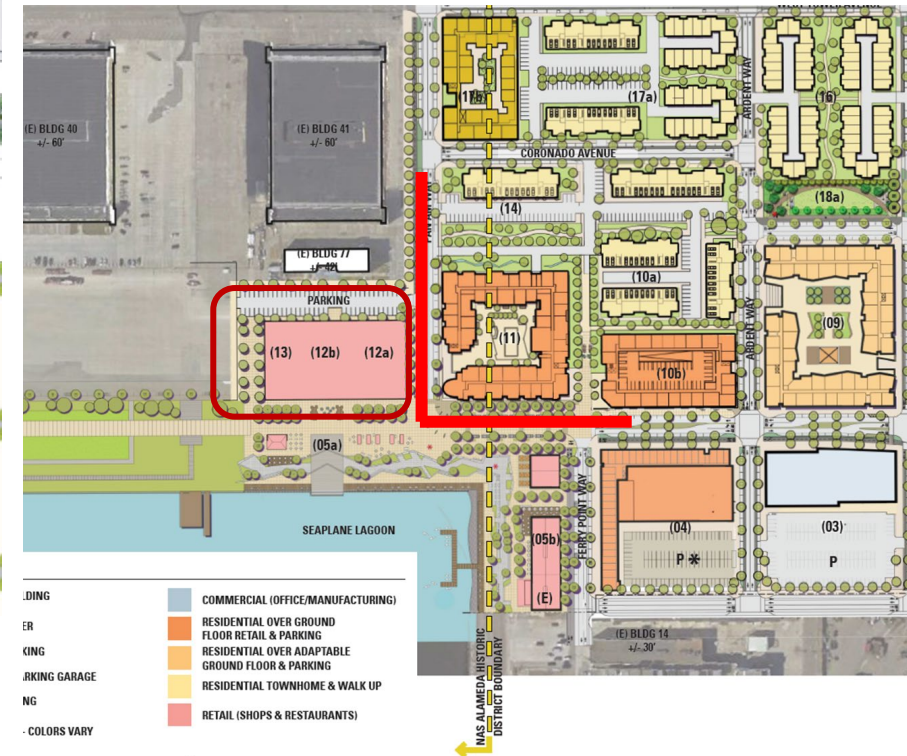
- Heart of Waterfront Town Center
- General Plan: Mixed Use
- **Zoning: AP-WTC**
- Alameda Point Town Center & Waterfront Precise Plan
- Site A Development Plan



# TOWN CENTER PLAN (2014)



# SITE A DEVELOPMENT PLAN (2016 & 2022)

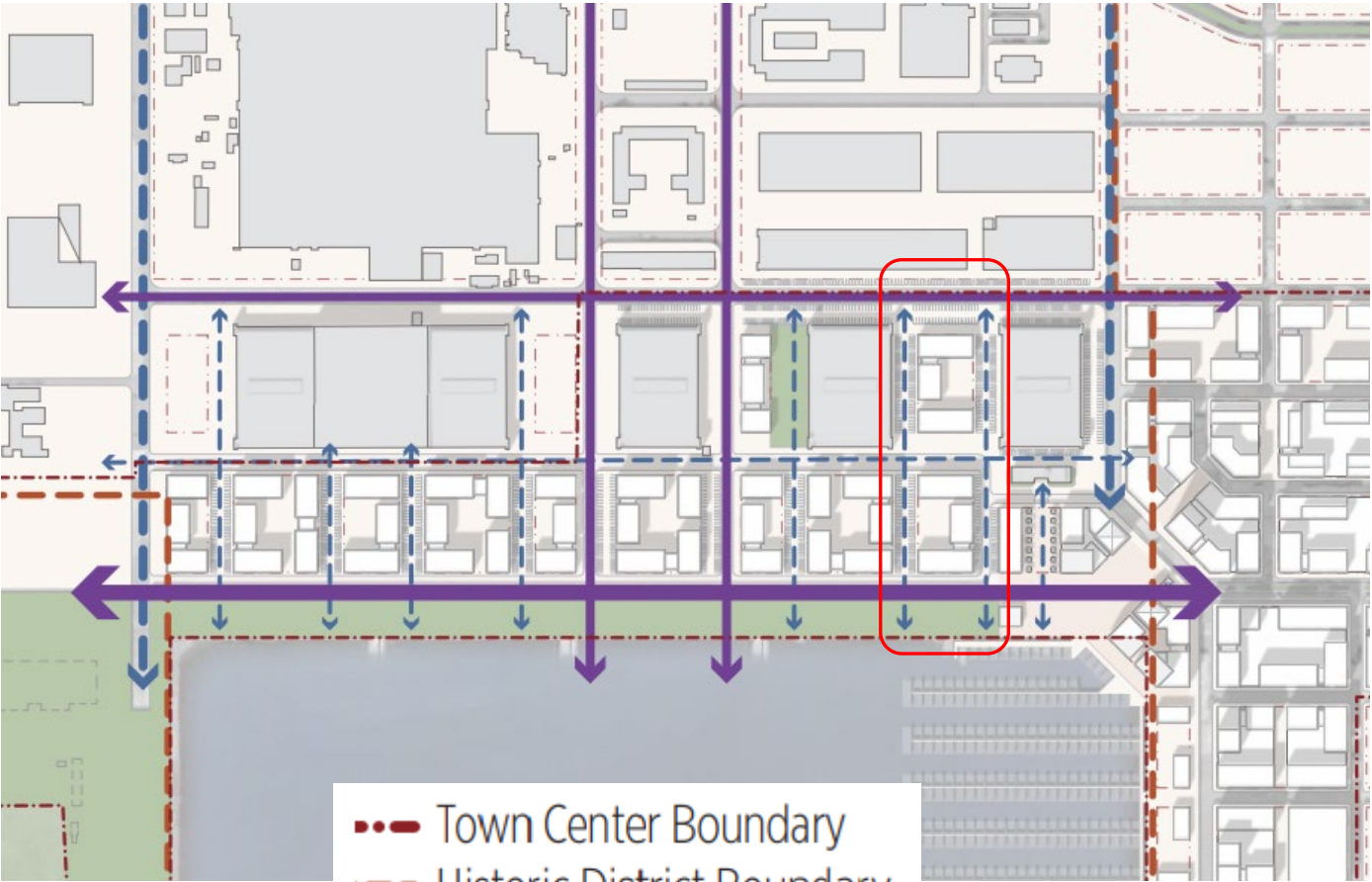


# NAS ALAMEDA HISTORIC DISTRICT

- Significance
  - Criterion A – Events (WWII)
  - Criterion C – Arch./Design
- Character defining elements in vicinity:
  - Views, Views, & Views
  - Bldg. 77 setback
  - Orthogonal Layout
  - Wide open paved spaces
- Cultural Landscape Report
  - Infill Guidelines



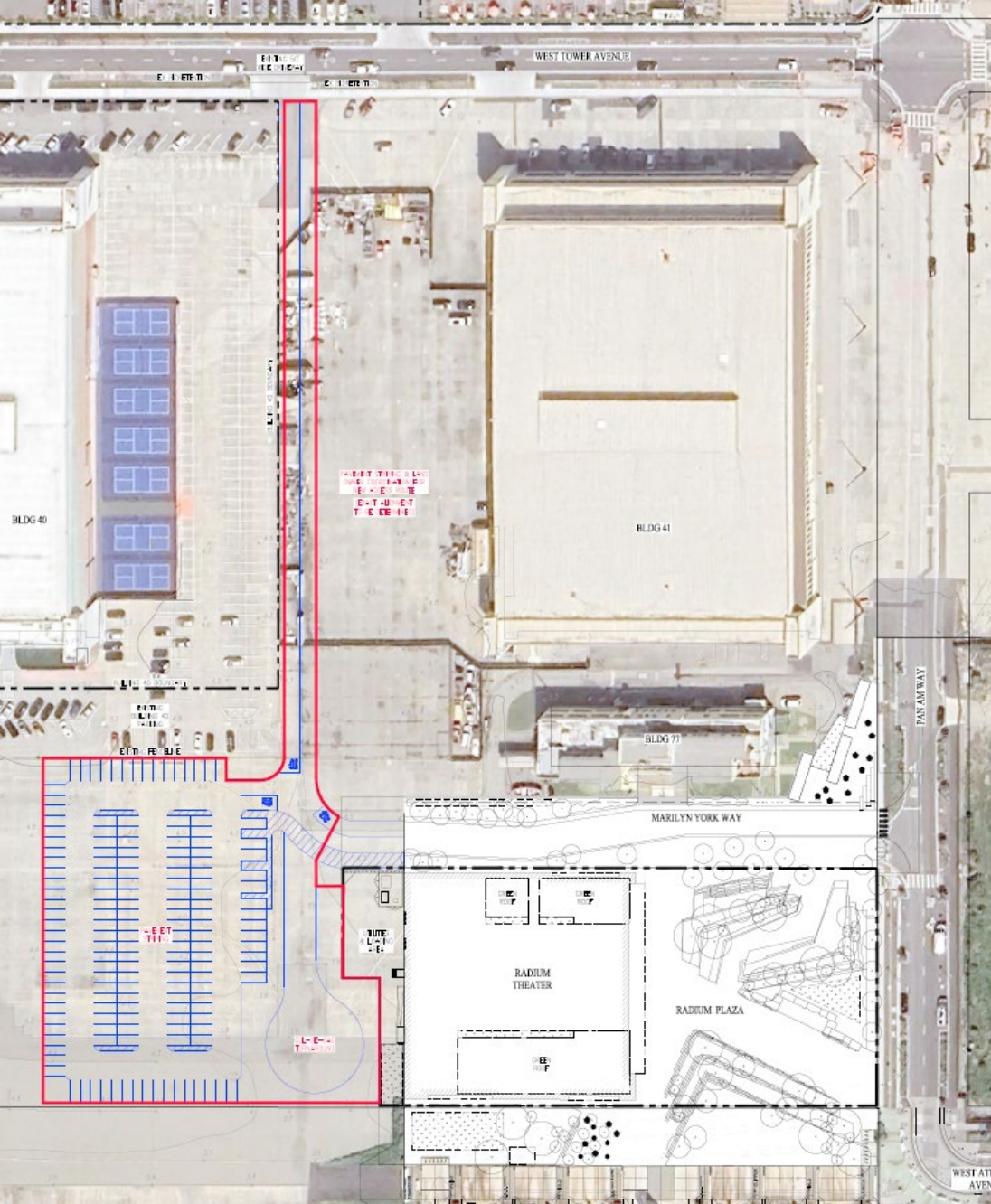
# VIEW CORRIDORS



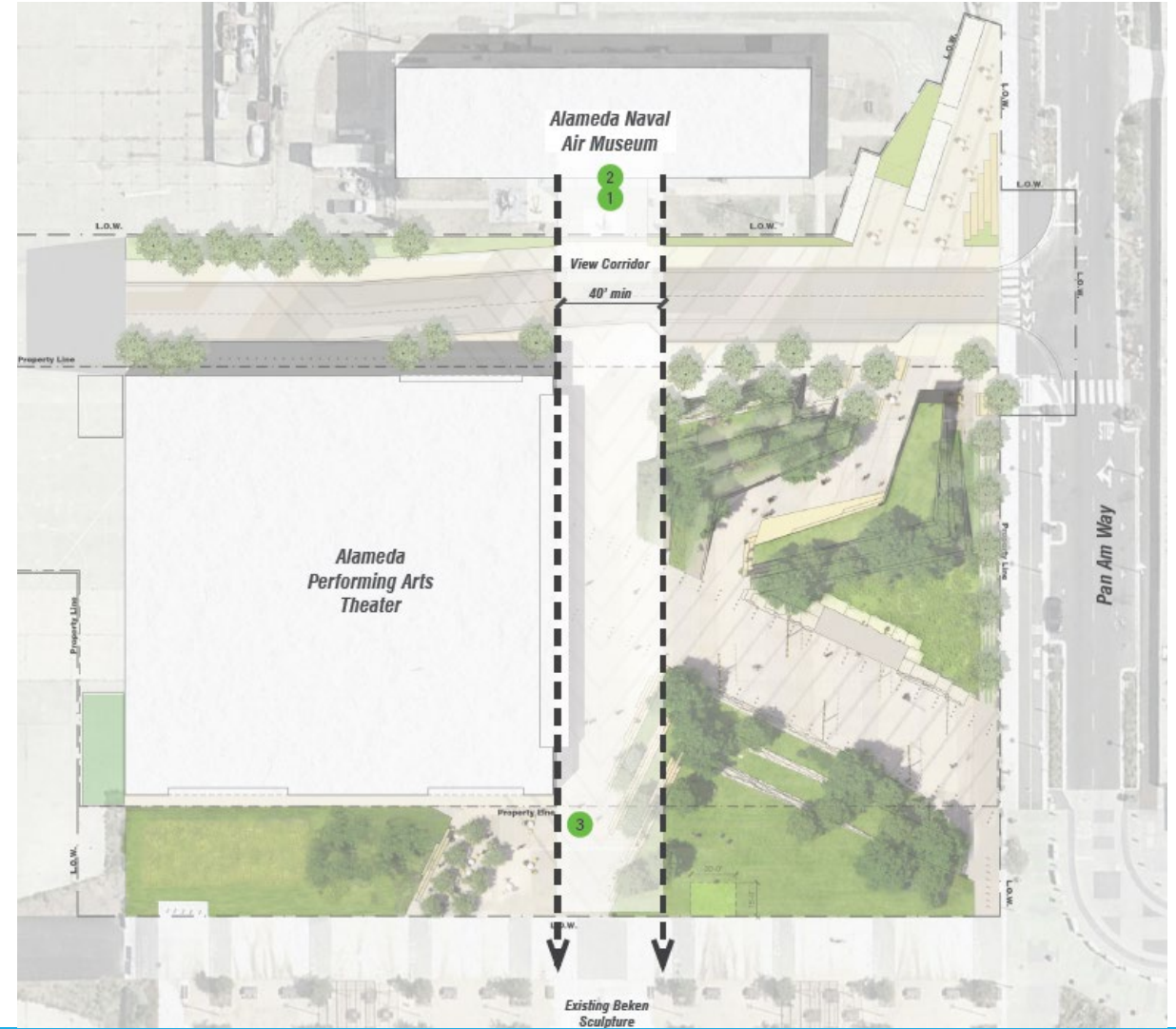
- Town Center Boundary
- Historic District Boundary
- Character Defining View
- Other View

- *Character Defining Views*
- *Other Views*





# OTHER VIEWS (NOT CHARACTER DEFINING)



## VIEW FROM ALAMEDA NAVAL AIR MUSEUM UPPER LEVEL ②



# SEC. OF INTERIOR STANDARDS FOR REHABILITATION

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- HAB must consider consistency when issuing COA
- Architectural Resource Group (ARG)
  - Independent, expert analysis



Architectural  
Resources Group

- Standard 9: deals with new construction
  - Will not destroy character defining features
  - Differentiated AND Compatible



# CONSISTENT W/ SOI STANDARDS

Historic materials: Concrete paving, 406.5-acre district, negligible amount removed

Historic features: All new construction; Hangars, Bldg. 77, Seaplane Lagoon preserved

Spatial relationships: Limited effect, does not destroy historic spatial relationships

- Paved open spaces w/out obstructions – found throughout district, minor removal (2 acres) does not destroy
- Orthogonal layout – no impact, project arranged w/in strong framework
- East-west views along W. Tower and Seaplane Hangars - large setback preserves views
- Panoramic views south from Seaplane Hangars – partially affected, majority of view not affected, does not destroy
  - Not a single fixed view
  - Multitude of views from multiple viewpoints towards multiple viewpoints

Differentiated & compatible: References to hangars & Bldg. 77, new materials & style, comparable scale

# ENVIRONMENTAL REVIEW (CEQA)

## Alameda Point FEIR (2014) –

- Evaluated impacts of redevelopment of Alameda Point
  - Including demolition of historic structures and character defining elements
- Adopted mitigation measures to mitigate impacts to historic resources (where feasible)
  - Certificate of Approval process
  - New buildings reviewed for conformance with the infill guidelines (Cultural Landscape Report & Town Center Plan)

## General Plan FEIR (2021) – Vehicle Miles Travelled

Environmental impacts of project have been studied

Mitigations have been implemented

# CONCLUSION & NEXT STEPS

## Project is consistent with:

- HAB standards
- The Guide to Preserving the Character, **as amended:**
- Town Center & Waterfront Precise Plan infill guidelines
- Sec. of Interior Standards for Rehabilitation
- CEQA

## Next Steps

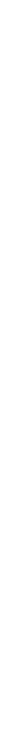
- Planning Board – Development Plan
- City Council – Ground Lease & Purchase Option
- Future: Design Review

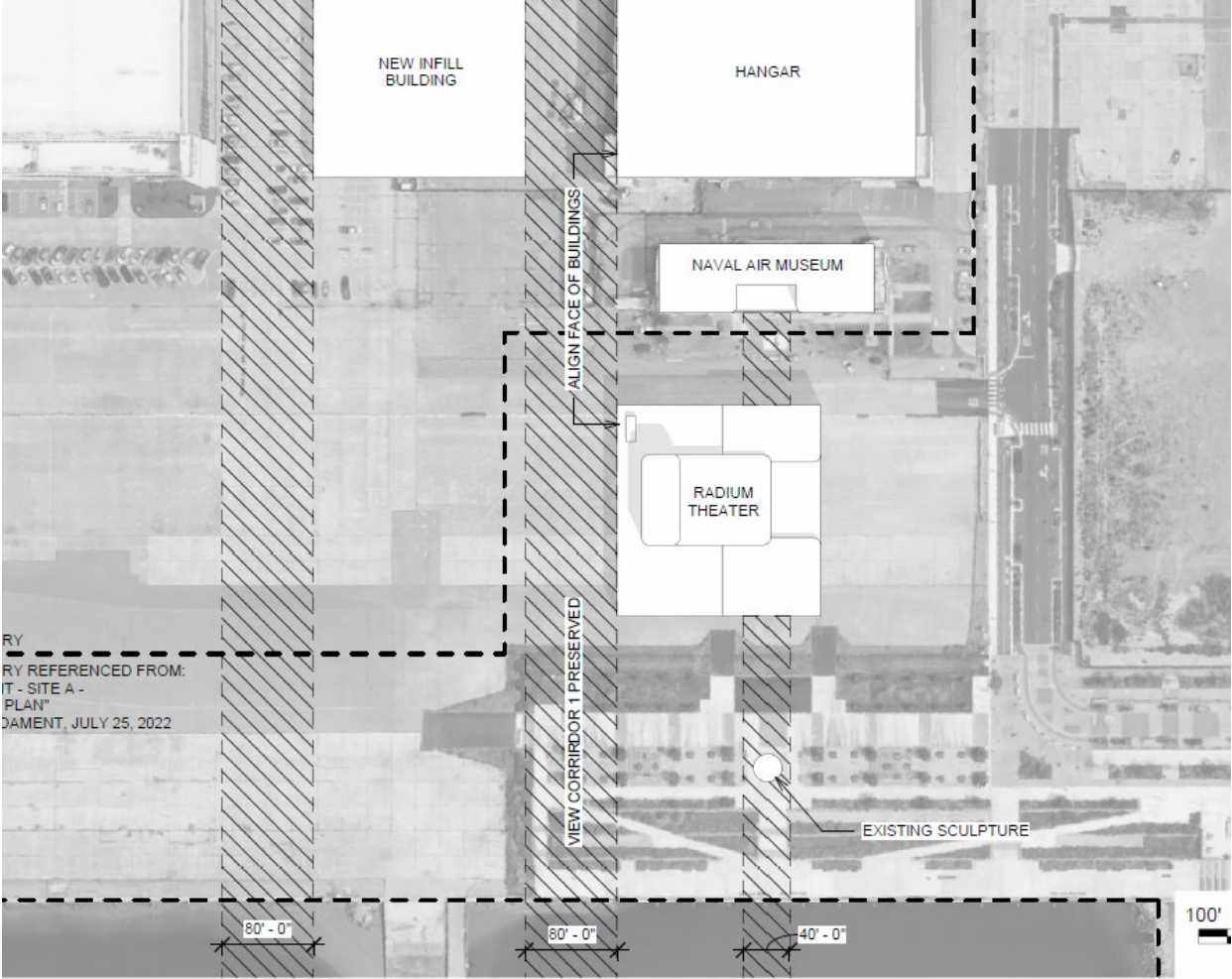


# RECOMMENDATION

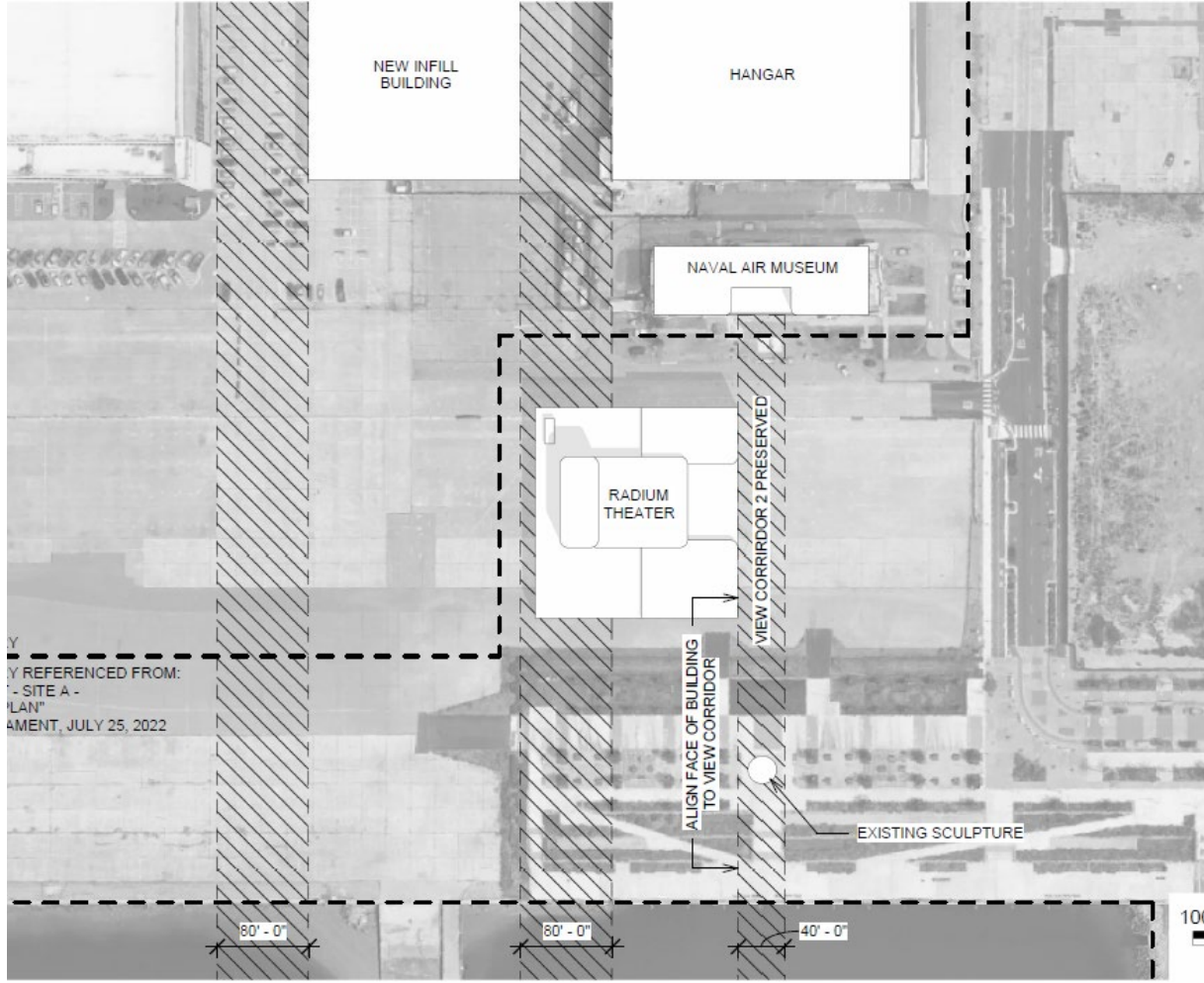
- Hold a Public Hearing
- Adopt Resolution:
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    - Town Center Plan
    - Sec. of Interior Standards
  - CEQA Findings

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NAVAL AIR MUSEUM VIEW CORRIDOR  
 SITE PLAN DIAGRAM  
 VIEW CORRIDOR 1 PRESERVED



NAVAL AIR MUSEUM VIEW CORRIDOR  
 SITE PLAN DIAGRAM  
 VIEW CORRIDOR 2 PRESERVED

Architectural Resources Group  
 Exhibit 2  
 Item 4-B, June 6, 2024  
 Historical Advisory Board Meeting

Architectural Resources Group