

CITY OF ALAMEDA PLANNING BOARD
DRAFT RESOLUTION

A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF ALAMEDA RECOMMENDING THAT THE CITY COUNCIL APPROVE A STREET NAMES PLAN FOR THREE STREETS WITHIN THE WEST MIDWAY PHASE A RESIDENTIAL DEVELOPMENT LOCATED AT THE SOUTHWEST CORNER OF WEST MIDWAY AVENUE AND MAIN STREET.

WHEREAS, an application was made on May 8, 2025, by Brookfield Residential for Vesting Tentative Map (Tract No. 8736) approval to subdivide an approximately 12.4 acre site (APN 074-1368-014 & 074-1368-018) into 37 lots for condominium purposes to facilitate the construction of a 284 unit West Midway Phase A residential development located at the southwest corner of West Midway Avenue and Main Street; and

WHEREAS, Brookfield Residential has proposed naming three streets within the West Midway residential development with names related to the historic Alameda Nava Air Station; and

WHEREAS, the subject property is designated as Mixed-Use in the Alameda 2040 General Plan; and

WHEREAS, the subject property is located within the AP-MS, Alameda Point – Main Street Neighborhood Zoning District; and

WHEREAS, on October 19, 2021, the City Council adopted the Policy for Naming City Facilities and Streets, which requires the City Council approve 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 December 8, 2025, the Planning Board considered Vesting Tentative Map (Tract No. 8736) application to subdivide an approximately 12.4 acre site into 37 lots for condominium purposes for a 284 unit residential development located at the West Midway Phase A site located at the southwest corner of West Midway Avenue and Main Street; and

WHEREAS, on December 8, 2025, the Planning Board held a duly noticed public hearing to consider the proposed three street names and examined all pertinent application materials and public testimony; 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 makes the following findings relative to the proposed street naming plan:

1. The three proposed street names include Ebony Street, Ebony Lane, and Swallow Street.
2. The street names plan complies with the eligibility criteria and requirements in the Council-adopted Street Naming Policy.
3. The proposed names are appropriate for the three new streets within the West Midway Residential Development near the former Naval Air Station.

BE IT FURTHER RESOLVED that the Planning Board hereby recommends that the City Council approve the three street names proposed for the West Midway Residential Development as shown in the street names plan attached as Exhibit 1.

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.