

CITY OF ALAMEDA PLANNING BOARD
DRAFT RESOLUTION - AMENDED

A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF ALAMEDA
~~ADOPTING-ENDORISING~~ THE ALAMEDA POINT HISTORIC DISTRICT DESIGN
GUIDELINES FOR NEW INFILL DEVELOPMENT

WHEREAS, on February 4, 2014 the City Council of the City of Alameda certified the Alameda Point EIR (SCH No. 2013012043); and

WHEREAS, Impact 4.d-1 from the Alameda Point EIR identified that development within the Alameda Point project area could potentially have a significant adverse impact on Historic Resources within the NAS Alameda Historic District; and

WHEREAS, to address this significant impact the Alameda Point EIR's Mitigation Monitoring and Reporting Program (MMRP) provided Mitigation Measure 4.D-1b, which states that prior to approval of new buildings within the Historic District the City shall complete and adopt Guidelines for New Infill Development within the Historic District. All new buildings will be reviewed for conformance with the guidelines; and

~~WHEREAS, AMC 30-38.5 delegates the responsibility for preparing design review guidelines to Design Review Staff.~~

~~WHEREAS, the Historical Advisory Board held three public hearings, on June 6, 2024, July 18, 2024, and September 5, 2024 at which it considered staff analysis, public testimony, and deliberations in order to formulate recommendations; and~~

~~WHEREAS, the Historical Advisory Board adopted the revised Guidelines on _____, 2024.~~

NOW, THEREFORE, BE IT RESOLVED, this Planning Board finds the ~~adoption~~ endorsement of the Alameda Point Historic District Design Guidelines for New Infill Development is exempt from CEQA, pursuant to CEQA Guidelines section 15061(b)(3), the common sense exemption, meaning it can be seen with certainty that there is no possibility that this action may have a significant impact on the environment because the Guidelines are intended to and will protect the resources of the historic district. As an independent and separate basis, the Planning Board finds the ~~adoption-endorsement~~ of design guidelines for infill development is exempt from CEQA pursuant to CEQA Guidelines section 15183, projects consistent with a community plan, general plan or zoning. Furthermore, this action is consistent with the Alameda Point EIR; and

BE IT FURTHER RESOLVED, this Planning Board hereby adopts this resolution ~~adopting-endorising~~ the Alameda Point Historic District Design Guidelines for New Infill

Development, dated September 5, 2024, attached hereto, subject to the following conditions:

1. Effective Date. This resolution shall take effect immediately upon its adoption and the expiration of applicable appeal periods.
2. Additions and Deletions. Any future substantial amendments to the Alameda Point Historic District Design Guidelines for New Infill Development shall be presented to the Planning Board for consideration.
3. Revisions by Planning Director. The Planning Board hereby delegates responsibility to the Planning Director, or their designee, to make miscellaneous minor administrative, clarifying, and technical revisions that facilitate implementation of the adopted standards. Examples of such revisions include word substitutions for clarification purposes, changes to graphics, formatting, and other typographical changes that do not substantially alter the intent, meaning, or purpose of any particular standard and to conform to the adopted guidelines and amendments by the Historical Advisory Board.
4. Applicability. These guidelines apply to new infill development proposed within the NAS Alameda Historical District. These guidelines do not apply to development projects requiring ministerial review under State law or otherwise exempt from review per the AMC. Project designers may use this as guidance for projects that make modifications to contributing buildings and sites and on sites adjacent to the district to the extent new development could affect the context of the district. Projects involving new buildings on sites containing a contributing building within the NAS Alameda Historic District will be reviewed by the Historical Advisory Board for a Certificate of Approval and the Planning Board for Use Permit and/or Design Review approval. The procedures and requirements are found in Alameda Municipal Code (AMC) Sections 13-21, 30-21 and 30-27, respectively. Projects involving new buildings on vacant sites or sites containing a non-contributing building will be reviewed by the Planning Board for consistency with these guidelines. Projects which only involve interior construction in buildings closed to the general public are not subject to these guidelines.

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.

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

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