

**CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION HAB-25-3**

A RESOLUTION OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING CERTIFICATE OF APPROVAL, PLN24-0529, FOR EXTERIOR IMPROVEMENTS TO AN EXISTING COMMERCIAL STOREFRONT AT 1325 PARK STREET IN THE PARK STREET COMMERCIAL HISTORIC DISTRICT.

WHEREAS, Yung Chen, on behalf of the owners of Monkey King restaurant, submitted an application on October 2, 2024 to modify the exterior of a contributing structure within the Park Street Historic District; and

WHEREAS, the application was deemed complete by staff on August 5, 2025; and

WHEREAS, the General Plan designation for the property is Community Commercial; and

WHEREAS, the Zoning Ordinance classification for the property is Community Commercial – Theater Combining District; and

WHEREAS, the proposed project consists of a building at 1325 Park Street, which is a contributing structure within the Park Street Commercial Historic District; and

WHEREAS, the Historical Advisory Board held a public hearing on September 4, 2025 for this application, and examined pertinent maps, drawings and documents; and

WHEREAS, the Historical Advisory Board shall determine whether to issue a certificate of approval, with or without conditions of approval, based on whether plans and specifications meet the standards established by the Historical Advisory Board and the Secretary of Interior's standards for rehabilitation and guidelines for rehabilitating historic buildings pursuant to Section 13-21.5(b) of the Alameda Municipal Code.

NOW, THEREFORE, BE IT RESOLVED, that the Historical Advisory Board of the City of Alameda finds this project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 – Existing Facilities, minor alterations to an existing structure and Section 15331 – Historical Rehabilitation consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

BE IT FURTHER RESOLVED, that the Historical Advisory Board approves the Certificate of Approval request for 1325 Park Street based on the following findings with respect to the project's consistency with the Secretary of the Interior's Standards for Rehabilitation:

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

The building has been traditionally used for commercial retail. The proposed restaurant use is consistent with these historic uses and is compatible with the existing eating establishments in the vicinity. The proposed new use will facilitate reinvestment into and preservation of the distinctive materials, features, spaces and spatial relationships of the building. The improvements include new operable storefront windows replacing the existing previously altered windows, and a new recessed egress doorway to meet current building and fire code requirements. The improvements are designed to minimize impact to the existing tile bulkhead to the greatest extent feasible.

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be voided.**

The project proposes to maintain the distinctive features of the building that contribute to the historic character of the property. The brick façade, clerestory windows, waffle-pattern frieze panels of terra cotta, granite bases on end piers and sandstone trim are all being preserved. The existing tile bulkhead is being preserved to the maximum extent feasible. Overall, the historic character of the property will be retained and preserved.

- 3. Each property will be recognized as a physical record of its time place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**

The proposed modifications to the building are modest in scale. By keeping the maximum amount of original materials and elements possible while meeting current building code requirements, the original sense of the building's construction will continue to be conveyed. The window replacement does not alter the character in a meaningful way, considering that the aluminum windows now in place were a previous alteration. There is no known record of the original windows, but the wood sliders would be similar to those on the adjacent Masonic building.

- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

The primary change to the building since its construction was the removal a century ago of the second floor which contained professional offices. The second story arched windows were removed, and the bottom portion of the windows were bricked in with a new brick molding added to the top. Jagged remnants of the

upper-story walls remain beyond the current parapet. The storefront windows have likely changed multiple times over the life of the building. The proposed storefront windows retain the general outer dimensions of the existing windows except for where a new egress doorway has been included at the left edge of the façade to comply with current building code requirements. The recessed entry and bulkhead will also be preserved except to accommodate the new secondary exit doorway.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The project does not significantly change the distinctive materials and features of the building except as needed to comply with current building code requirements. This approval requires the applicant to restore, refurbish or reuse the original materials to the maximum extent feasible. If any of the original materials are deteriorated beyond repair, new work is required to incorporate materials that match the original. The brick façade, clerestory windows, waffle-pattern frieze panels of terra cotta, granite bases on end piers and sandstone trim are all being preserved. The existing tile bulkhead is being preserved to the maximum extent feasible. If any materials are deteriorated beyond repair, the applicant will incorporate new materials that are consistent with the original.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The project does not significantly change the historic features of the building except as needed to comply with current building code requirements. This approval requires the applicant to restore, refurbish or reuse the original materials to the maximum extent feasible. If any of the original materials are deteriorated beyond repair, new work is required to incorporate materials that match the original.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The project will be conditioned to utilize the gentlest chemical or physical treatments as a first response to maintenance issues.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resource must be disturbed, mitigation measures shall be undertaken.

The project involves storefront and tenant improvements to a commercial structure in the Park Street Historic District. No digging or grading activities are proposed as part of the project; however, standard permit requirements of the City require the applicant to stop construction and consult a qualified archeologist if any archeological resources are discovered.

- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

The project does not significantly change the historic features that characterize the building. The proposed improvements clearly distinguish the new work from the old while providing materials and scale that are consistent with the original.

- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in future, the essential form and integrity of the historic property and its environment would be unimpaired.**

There are no new additions or adjacent structures proposed as part of this proposal.

BE IT FURTHER RESOLVED that the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN25-0529 with the following conditions of approval, which shall be placed on the building permit plan set under a heading titled "City of Alameda Historical Advisory Board Conditions of Approval":

1. This Certificate of Approval shall terminate three (3) years from September 4, 2025, unless actual construction under a valid permit has begun. This approval may be extended administratively by the Secretary to the Historical Advisory Board upon submittal of an application and required fees.
2. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
3. The plans submitted for the Building Permit shall be in substantial compliance with plans prepared by Yung Chen, received on August 27, 2025, on file in the office of the City of Alameda Planning Division, subject to the conditions specified in this resolution.

4. Prior to issuance of a Building Permit, at applicant's expense, an updated CA DPR form shall be filed with 5-10 high quality photographs capturing the building in its current condition in order to support SOI finding #10 regarding the reversibility of planned modifications.
5. This Certificate of Approval shall not become effective until such date as the City approves the Design Review Application for the subject application, and upon such time, the construction of the plans shall be subject to all conditions of approval imposed by the City of Alameda. Any substantial changes to the approved project shall require review and approval by the Secretary of the Historical Advisory Board.
6. A copy of this Certificate of Approval Resolution shall be printed on the final Building Permit plans.
7. The applicant shall attempt to restore or reuse any original materials in the storefront not otherwise specified to be modified in the approved plans. If any original materials are deteriorated beyond repair, the new work shall incorporate materials that match the original to the satisfaction of the Planning Director.
8. INDEMNIFICATION. To the maximum extent permitted by law, the applicant (or its successor in interest) shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Alameda, its City Council, City Planning Board, officials, employees, agents and volunteers (collectively, "Indemnitees") from and against any and all claims, actions, or proceedings against Indemnitees to attack, set aside, void or annul an approval by Indemnitees relating to this project. This indemnification shall include, but is not limited to, all damages, losses, and expenses (including, without limitation, legal costs and attorney's fees) that may be awarded to the prevailing party arising out of or in connection with an approval by the Indemnitees relating to this project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in the defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding and the applicant (or its successor in interest) shall reimburse the City for its reasonable legal costs and attorneys' fees.

NOTICE. The decision of the Historical Advisory Board shall be final unless appealed to the City Council, in writing and within ten (10) days of the decision, by Notice of Appeal stating the appellant claims that either the Board's decision is not supported by its findings or its findings are not supported by the evidence in the record.

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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I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Historical Advisory Board of the City of Alameda during the Regular Meeting of the Historical Advisory Board on the 4th day of September 2025 by the following vote:

AYES: Bevan, Brito, Hernandez

NOES: None

ABSENT: Cotty,

ABSTAIN: None

ATTEST:

Steven Buckley, Secretary
City of Alameda Historical Advisory Board