

**CITY OF ALAMEDA PLANNING BOARD
DRAFT RESOLUTION**

DECLARING A STATEMENT OF COMPLIANCE UNDER PERIODIC REVIEW FOR DEVELOPMENT AGREEMENTS FOR THE ALAMEDA LANDING MIXED USE RESIDENTIAL AND COMMERCIAL PROJECTS, FOR THE PERIOD FROM APRIL 2014 THROUGH JANUARY 2015

WHEREAS, Catellus Alameda Development, LLC has initiated a Periodic Review of two Development Agreements with the City of Alameda, as required under Zoning Ordinance Section 30-95.1; and

WHEREAS, the Board held a public hearing on this request on March 9, 2015, and examined pertinent documents; and

WHEREAS, the Board finds that Catellus Alameda Development, LLC has complied with the terms and conditions of the Development Agreements for the Alameda Landing Mixed Use Residential and Commercial Projects, for the period from April 2014 through March 2015, as summarized in the Annual Report Letter submitted by Catellus Alameda Development, LLC dated February 26, 2015 and has demonstrated a continuing good faith effort to implement the terms and conditions as set forth in said Development Agreements.

WHEREAS, the Annual review and reporting is exempt from the California Environmental Quality Act.

THEREFORE BE IT RESOLVED that the Planning Board of the City of Alameda hereby declares that Catellus Alameda Development, LLC, Catellus Alameda Retail, LLC, Target Corporation, and TRI Pointe Homes, Inc., have demonstrated good faith compliance with the terms and conditions of the Alameda Landing Development Agreements.

THEREFORE BE IT FURTHER RESOLVED that the Planning Board of the City of Alameda hereby declares that Catellus Alameda Development, LLC, Catellus Alameda Retail, LLC, Target Corporation, and TRI Pointe Homes, Inc., have demonstrated good faith compliance with the terms and conditions of the Alameda Landing Transportation Demand Management Program.

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 or decision on any appeal plus extensions authorized by California Code of Civil Procedure Section 1094.6.

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 Planning and Building Department a written notice of appeal stating the basis of appeal and paying the required fees.

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Planning Board of the City of Alameda during the Regular Meeting of the Planning Board on the 9th day of March, 2015, by the following vote to wit:

Exhibit 4

Item 7-B, 3/9/2015

Planning Board Meeting