

CITY OF ALAMEDA PLANNING BOARD
DRAFT RESOLUTION

A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF ALAMEDA APPROVING DESIGN REVIEW **APPLICATION PLN14-O359** TO CONSTRUCT 32 RESIDENTIAL UNITS AND ASSOCIATED FACILITIES AT THE CORNER OF STARGELL AVENUE AND BETTE STREET IN THE "ALAMEDA LANDING RESIDENTIAL PROJECT"

WHEREAS, an application was made on July 2, 2014, by Resources for Community Development for Design Review approval to construct 32 residential units for low-income and very low-income households; and

WHEREAS, the subject property is designated Mixed Use on the General Plan Diagram; and

WHEREAS, the subject property is located in a MX (Mixed Use - Planned Development) Zoning District; and

WHEREAS, on December 5, 2006, the City certified the Final Environmental Impact Report for the Alameda Landing Mixed Use Development Project (a Supplement to the 2000 Final Environmental Impact Report for the Catellus Mixed Use Development Project), and adopted the Mitigation Monitoring and Reporting Program; and approved the first addendum to the Supplemental EIR in 2007, a second addendum in 2008, and a third addendum in 2012; and

WHEREAS, the proposed project is consistent with the Bayport-Alameda Landing Project Master Plan (the "Master Plan") as approved by the City Council on January 2, 2007; and

WHEREAS, the Planning Board adopted the Transportation Demand Management Program and design plans for Fifth Street and Mitchell Avenue on May 14, 2007; and

WHEREAS, the Planning Board adopted the Alameda Landing Site-Wide Landscape Development Plan and a First Amendment thereto on May 29, 2007, and the City Council adopted a Second Amendment thereto on November 6, 2007, and

WHEREAS, the Planning Board adopted the Waterfront Promenade Development Plan on May 29, 2007, and the City Council adopted an amendment thereto on November 6, 2007, and

WHEREAS, the Planning Board approved the landscape and site improvements for Fifth Street, Mitchell Avenue and Stargell Avenue Extensions on July 23, 2007; and

WHEREAS, the Planning Board approved an amended development plan for a retail center and street improvement plan for Alameda Landing on January 9, 2012; and

WHEREAS, the Planning Board held a public hearing and approved a Development Plan and Density Bonus application for the project on December 10, 2012, and approved an amended Development Plan and Density Bonus application on July, 28, 2014; and

WHEREAS, the Planning Board held a public hearing on this Design Review application on July 28, 2014, and has examined pertinent maps, drawings, and documents; and

WHEREAS, pursuant to AMC Section 30- 4.20(g), the Planning Board has made the following findings relative to the proposed Design Review Application (PLN14-0359):

- 1. The project will have no significant adverse effects on the persons or property in the vicinity.** The project design is consistent with the site's Mixed Use General Plan designation, underlying MX zoning district, the Bayport Alameda Landing Master Plan, and the City of Alameda Design Manual Guidelines for residential development. The landscape and architectural design provide for visually interesting and varied facades and public spaces that are accented with multiple changes in materials and colors to differentiate public spaces, provide for a pleasant pedestrian experience, and create visually appealing neighborhoods. Visually appealing vertical elements and materials are used to accent the buildings, and provide for compatibility between the building and future buildings in the vicinity of the project. The landscape plan provides a unifying design element and landscape materials to enhance the relationship between the buildings and the pedestrian experience. The landscape plan and the plantings were selected to ensure their tolerance to moist soils that are high in alkalinity and salinity, relate to the landscaping throughout the Alameda Landing project and the island in general, reinforce and support the circulation and design goals of the project, provide a low maintenance, Bay Friendly landscape palette, and include open spaces and landscaping throughout the project to receive 100% of building and parking lot run-off. Plants and landscaping have been selected to clean run-off to appropriate levels prior to releasing it to the storm drain system that leads to a central outlet at the estuary. As conditioned, the project is consistent with the City of Alameda's Design Review Guidelines because the building and landscape design are compatible with the surroundings and will provide for distinctive new neighborhoods for the City of Alameda.

2. **The project will be compatible and harmonious with the design and use of the surrounding area.** The project design is appropriate for the site because it is consistent with the Master Plan and compatible with adjacent planned buildings in scale and character. The project site plan is designed to conform to the Alameda Landing Master Plan standards and requirements adopted to ensure that the project would be compatible with the adjacent College of Alameda, Bayport residential neighborhood, future development of the former Alameda Naval Air Station and Coast Guard Housing site. The proposed design utilizes a number of strategies to create an integrated architectural and landscape design that will result in buildings that are compatible with their surroundings, visually interesting, pleasant for bicyclists and pedestrians, and adequate to meet the needs of residents. Building elevations are well designed with ample articulation, fenestration, entryways, quality materials and colors to provide visual interest from public rights-of-way. Materials with different textures, surfaces, and colors are used to distinguish the repeating elements on the building elevations and create more interesting façades. The palette of materials and colors for residential buildings will be constructed to ensure that all the new buildings, in combination with a unifying landscape plan and well-designed street system, create visually appealing new neighborhoods.

3. **The project is consistent with the City of Alameda's Residential Design Review Guidelines.** The project will be compatible and harmonious with the design and use of surrounding areas because the landscape plan provides pedestrian paseos and open spaces that will be compatible and harmonious with the surrounding area. The architectural design and exterior materials and colors provide for visually interesting and varied facades that are accented with multiple changes in materials and colors to differentiate portions of each building. Visually appealing vertical elements are used to accent the buildings and reinforce the relationship among the buildings, the landscape, and surrounding developments.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board finds that the proposed project implements the Master Plan evaluated in the Environmental Impact Report for the Alameda Landing Mixed Use Development Project (a Supplement to the 2000 Final Environmental Impact Report for the Catellus Mixed-Use Development Project) in accordance with the California Environmental Quality Act (CEQA) (State Clearinghouse #2006012091), the City approved three Addenda to the 2006 SEIR in 2007, 2008, and 2012, that found that this project will not result in any new or substantially more severe environmental impacts than identified in the SEIR.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Board hereby approves Design Review Application PLN14-0359, subject to the following conditions:

1. Building Permit Plans: The plans submitted for the Building Permit shall be in substantial compliance with:
 - a. Exhibit 1: Alameda Landing Lot 108 Design Review Package prepared by HKIT Architects and dated July 15, 2014, which are on file in the office of the City of Alameda Planning Division, subject to the conditions specified in this resolution approving the project. These conditions shall be printed on the first page of all building plans and improvement plans.
2. Final Administrative Design Review: The building permit for the project shall include the following details for review and approval of the City Planner:
 - a. Final window details showing use of anodized aluminum and a minimum two inch recess for all windows.
 - b. Final roof seam details.
 - c. Final door details.
 - d. An on-site lighting plan for the property and the adjacent parking lot.
 - e. Relocation of the Bette Street cross walk from the project to the parking lot to the south side of the project entrance (in front of the community building).
 - f. Relocation of the bollards adjacent to parking space #1 in the off-site parking lot to allow for back up space for parking space #1.
 - g. Bicycle parking locations for 25 long-term spaces and eight short-term spaces. The eight short-term spaces shall be located near the community center and shall utilize the bike rack design specification shown on page L1.2.
3. Amendments: Minor project design details requested by the applicant may be established, modified, and approved by the City Planner or his/her designee provided that the findings can be made that the proposed changes to the buildings are consistent in character and quality to the design review plans approved by the Planning Board and attached as Exhibit 1 to this resolution.
4. Conflicts: Where there are substantially similar requirements or inconsistencies contained in the conditions of this approval on the one hand, and the Development Agreement (Alameda Landing Residential Project, January 16, 2007 as amended), Disposition and Development Agreement (Alameda Landing Mixed Use Project, December 5, 2006 as amended), and/or the Mitigation and Monitoring Reporting Program on the other hand, the provisions of the Development Agreement, Disposition and Development Agreement, and/or the Mitigation and Monitoring Reporting Program, as applicable shall govern.
5. Utilities and Infrastructure: Each phase of development shall provide the necessary street, utility, and other infrastructure to support that phase,

meet the needs for public access, multimodal traffic circulation and the City's design standards as determined through the approval of the Master Demolition, Grading, Improvement and Phasing Plan (MDGIP) and improvement plans for each phase subject to the provisions of the Alameda Landing Residential Project Development Agreement.

6. Transportation Demand Management (TDM): The applicant/developer shall comply with all applicable TDM requirements contained in the 2007-approved TDM Program and Development Agreement for the Alameda Landing Residential Project.
7. Vesting: The Design Review approval shall terminate two years from July 28, 2014, unless actual grading, or construction under valid permit has commenced, or the developer applies for and is granted a one-time twenty-four month extension prior to the expiration of the Design Review.

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 final unless appealed to the City Council, in writing and within ten (10) days of the decision, by filing with the Community Development Department a written notice of appeal stating the basis of appeal and paying the required fees.