

BantaDESIGN

Request to the Alameda Planning Division for an extension of the 2011 approvals of the "Boatworks" Tentative Map 8060 for 2229-2241 Clement Ave., Alameda, CA

June 22, 2015

Andrew Thomas, City Planner
City of Alameda, Community Development Department
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Alameda, CA 94501 510-747-6881 athomas@alamedaca.gov

Mr. Ed Sommerau, Acting City Engineer, City of Alameda
2263 Santa Clara Avenue,
Alameda, Ca 95401 esommerau@ci.alameda.ca.gov

Dear Andrew and Mr. Sommerau,

The Tentative Map for the Boatworks Development at 2229-2241 Clement Avenue was approved by the City of Alameda on July 19, 2011. In an abundance of caution, Boatworks is requesting an extension of the life of the approved Tentative Map.

Since 2011, we have been working diligently with the City to pursue improvements and development of the property based upon the Approved Tentative Map and per the terms of the Settlement Agreement between the City of Alameda and the Boatworks project owners. From 2011 thru 2014, required demolition work (by the City) and required clean up and remediation (by the City and DTSC) have prevented the commencement of building on the property. Other off-site expenditures for improvements exceeding the statutory threshold also were made. Each of these activities likely extended the life of the approved Tentative Map in accordance with statutory extensions. Of course, there also have been general statutory extensions.

However, staff's recommendation in the last week or so that the application for minor changes to the approved Tentative Map be denied compel Boatworks to seek an extension for the existing approved Tentative Map. This application will give both Boatworks and the City clarity on the life of the existing approved Tentative Map.

By statute, this request also extends the life of the existing approved Tentative Map by 60 days. We believe that we will have adequately addressed all of your concerns related to the modified Tentative Map that is before the Planning Board tonight, and that there is no lawful reason to deny the Modified Tentative Map as currently proposed. In the meantime, in order to ensure that the project may be developed if the map modifications are denied Boatworks requests that the existing approved Tentative Map be extended by 2 years until July 19, 2017.

Thank you for your consideration,
Francis Collins, Boatworks LLC,
owner 2229 2241 Clement Ave., Alameda, CA
Philip Banta, AIA, on behalf of Francis Collins

