

CITY OF ALAMEDA PLANNING BOARD
DRAFT RESOLUTION

A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF ALAMEDA APPROVING MODIFICATION TO PLANNING BOARD RESOLUTION OF APPROVAL **PB-16-10** FOR DESIGN REVIEW, DENSITY BONUS, DENSITY BONUS WAIVER AND PARKING EXCEPTION APPLICATION PLN15-0536

WHEREAS, Dannan Development has submitted an application for modification of Resolution of Approval PB-19-10 for Design Review, Density Bonus, Density Bonus Waiver, and Parking Exception for the site at 1435 Webster Street; and

WHEREAS, the Planning Board held a noticed public hearing and examined all pertinent materials on February 27, 2017; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board finds that the project is exempt from further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15305 Minor Alterations to Land Use Limitations.

NOW, THEREFORE BE IT FURTHER RESOLVED, the Planning Board approves the following modification to Condition #6 in Resolution **PB-16-10** approved by the City Council on May 3, 2016

6. Universal Design: The plans submitted for the Building Permit shall show that each unit shall include:

- Accessible route of travel to dwelling unit from public sidewalk to the unit's primary entrance or an easily adaptable route.
- Accessible route of travel from garage/parking to the unit's primary entrance.
- Minimum 32" clear primary entry doorway and a "no step entry" (1/2" or less threshold) with dual peephole and doorbell
- All exterior/interior doors shall meet Chapter 11a. code required maneuvering clearances, hardware, thresholds, and strike side clearances
- ~~An accessible route of travel with a minimum 42" wide hallway to all bedrooms, living rooms, kitchens, and bathrooms.~~
- An accessible route of travel with a minimum 42" wide hallway to the living room, kitchen, and at least one bathroom and one bedroom.
- Light switches, electrical receptacles, and environmental controls at accessible heights on the primary accessible floor
- Rocker light switches throughout entire unit
- Minimum required work/floor clearance of 30"x48" in front of stove, refrigerator, dishwasher, sink, and oven
- Accessible countertops with a 30" wide workspace
- Under-cabinet lighting
- At least one full bathroom on accessible route of travel, with separate shower stall and toilet with grab bar reinforcement for potential retrofit
- Bathroom with removable base cabinets
- Lower towel racks and robe hooks
- Accessible toilet tissue holder

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.
