

CITY OF ALAMEDA PLANNING BOARD
DRAFT RESOLUTION

APPROVING DESIGN REVIEW AND USE PERMIT APPLICATION NO. PL17-0094 AT 900 MOUND STREET (KRUSI PARK) TO DEMOLITION AN EXISTING 1,125 SQUARE FOOT RECREATION BUILDING AND BUILDING A NEW 2,376 SQUARE FOOT RECREATION BUILDING WITHIN THE OPEN SPACE ZONING DISTRICT.

WHEREAS, an application was made on February 22, 2017, by Amy Wooldridge on behalf of the Alameda Recreation and Parks Department (ARPD) for a Design Review and Use Permit to demolish an existing 1,125 square foot recreation building and build a new 2,376 square foot recreation building; and

WHEREAS, the proposal was accepted as complete on February 27, 2017; and

WHEREAS, the subject property is designated as Parks and Public Open Space on the General Plan Diagram; and

WHEREAS, the subject property is located in an O, Open Space Zoning District; and

WHEREAS, the O, Open Space Zoning District requires a use permit for the construction of buildings within a public park; and

WHEREAS, the Planning Board held a public hearing on May 8, 2017 on the Design Review and Use Permit application, at which time all materials submitted and all comments made by all parties, including staff, regarding this application were considered; and

NOW, THEREFORE BE IT RESOLVED, on May 8, 2017, the Planning Board made the following findings concerning the project:

CONDITIONAL USE PERMIT FINDINGS:

- 1. The location of the proposed use is compatible with other land uses in the general neighborhood area, and the project design and size is architecturally, aesthetically, and operationally harmonious with the community and surrounding development.**

The project to rebuild a larger modern recreation building is consistent with the use of a community park and will enhance the use of Krusi Park. The new building is intended for weekday use by the Recreation and Parks Department for continuation of existing after school and summer activity programs. Weekend and weekday evenings will be available for community members to rent the facility for events and activities. A small concession area will be available for rental use by park user groups such as the softball and tennis programs. The building is located in an area that is already primarily hardscape, and the modern architectural style is an improvement over the existing maintenance building. The students and faculty of Otis Elementary will continue to use the building's public restrooms and may use the facility when it is available. Otis

Elementary uses the Krusi Park playground and athletic fields as its primary school play and Physical Education area.

2. The proposed use will be served by adequate transportation and service facilities, including pedestrian, bicycle and transit facilities.

The property is fully developed and does not require additional service facilities. The site is served by transit (AC Transit lines 21, 356, OX, W). Bicycle parking is available on the site; a large bicycle rack with space for 15-30 bicycles is located at the tennis courts. On street automobile parking is available. On-street ADA parking is being added at the corner of Calhoun and Court Streets.

3. The proposed use, if it complies with all conditions upon which approval is made contingent, will not adversely affect other property in the vicinity and will not have substantial deleterious effects on existing business districts or the local economy.

The proposed replacement building and continuation of the existing use would not result in any negative impacts on surrounding businesses, properties or the local economy. The proposed use is a continuation of an existing recreation use and would not require the removal of green space, nor will it impact the existing sports facilities.

4. The proposed use relates favorably to the General Plan.

This use is consistent with the General Plan because the proposal complies with General Plan guiding policy 6.1.b, "Continue cooperation with the Alameda Unified School District to achieve optimum joint use of limited school open space and park space."

DESIGN REVIEW FINDINGS:

1. The proposed design is consistent with the General Plan, Zoning Ordinance, and the City of Alameda Design Review Manual.

The proposed structure is located within an existing public park and will promote recreational uses within the Open Space Zoning District. The proposed design is consistent with the Design Review Manual, and the building's exterior appearance is consistent with typical recreation buildings in public parks.

2. The proposed design is appropriate for the site, is compatible with adjacent or neighboring buildings or surroundings, and promotes harmonious transitions in scale and character in areas between different designated land uses.

Based on review of project plans and visits to the site, this project has been deemed compatible and harmonious with the design and use of surrounding properties. Project massing and scale is consistent the character of the park and the surrounding residential neighborhood. The majority of the footprint for the expansion will occur over existing hardscape, and there will be minimal disruption to Krusi Park's existing green spaces. The building is situated approximately 200 feet from the nearest adjacent residential neighbor.

3. The proposed design of the structure(s) and exterior materials and landscaping are visually compatible with the surrounding development, and design elements have been incorporated to ensure the compatibility of the structure with the character and uses of adjacent development.

The exterior building materials include a combination of cement plaster ('stucco') walls with painted vertical and horizontal reveals, accent panels of horizontal lapped fiber cement composite siding ('synthetic wood siding'), metal framed windows and doors, and a 2:12 single slope built-up roof with substantial roof overhangs to the east and west. The design and finish materials will blend well into the existing park setting and the adjacent neighborhood development.

BE IT FURTHER RESOLVED, the Planning Board finds this project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(c), which allows for the construction of structures that do not exceed 2,500 square feet of floor area and do not involve the use of significant amounts of hazardous substances. The proposed building will be 2,376 square feet and does not involve the use of hazardous substances.

BE IT FURTHER RESOLVED, that the Planning Board of the City of Alameda hereby approves Design Review No. PLN17-0094 subject to the following conditions:

1. Compliance with Plans: Any modification on this site shall be in substantial compliance with the Use Permit and Design Review application submittal dated received on February 22, 2017, by Byrens Kim Design Works, on file in the City of Alameda Community Development Department, except as modified by the conditions listed in this report.
2. Final Design Review: Upon approval of the final construction design plans by the Recreation and Parks Commission, the applicant shall apply for final Design Review from the Community Development Department.
3. Changes to Approved Plans: This approval is limited to the scope of the project defined in the project description and does not represent a recognition and/or approval of any work completed without required City permits. Any changes to the approved scope of the project shall be submitted to the Community Development Department for review and approval.
4. Exterior Lighting: New exterior lighting fixtures shall be low intensity, directed downward and shielded to minimize offsite glare.
5. Lap Siding: Final plans submitted for Building Permits shall note that all proposed Fiber Cement Lap Siding shall have a smooth finish.
6. Solid Waste: The applicant will comply with Alameda County's Mandatory Recycling Ordinance by procuring adequate recycling and composting capacity from Alameda's franchised waste hauler, Alameda County Industries (ACI).

7. Public Art: Prior to issuance of building permits for the project, the applicant shall pay all applicable Public Art fees and satisfy applicable requirements to implement public art as required by AMC Section 30-65.
8. Vesting: The Use Permit and Design Review approval shall expire two (2) years after the date of approval or by May 8, 2019 unless authorized construction or use of the property has commenced. The applicant may apply for a time extension, not to exceed two (2) years. An extension request will be subject to approval by the Zoning Administrator and must be filed prior to the date of expiration.
9. Revocation: This Use Permit may be modified or revoked by the Zoning Administrator, pursuant to Alameda Municipal Code Section 30-21.3d should the Zoning Administrator determine that: 1) the use or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity; 2) the property is operated or maintained so as to constitute a public nuisance; or 3) the use is operated in violation of the conditions of the Use Permit.
10. Indemnification: The Applicant shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda, the Alameda City Planning Board and their respective agents, officers, and employees from any claim, action, or proceeding (including legal costs and attorney's fees) against the City of Alameda, Alameda City Planning Board, and their respective agents, officers, or employees to attack, set aside, void or annul, an approval by the City of Alameda, the Community Development Department, Alameda City Planning Board, the City of or City Council related to this project. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall cooperate in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding. 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. 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.
