

**CITY OF ALAMEDA PLANNING BOARD
DRAFT RESOLUTION**

**A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF ALAMEDA AMENDING
A DEVELOPMENT PLAN FOR ELEVEN LOTS AT 2001 VERSAILLES AVENUE**

WHEREAS, an application was made on February 13, 2017, by Clifford Mapes, requesting development plan approval to develop 11 lots on a 1.29-acre property located at 2001 Versailles Avenue at the corner of Fernside Boulevard and Versailles Avenue; and

WHEREAS, the Planning Board held a public hearing on this application on March 13, 2017 and approved a Development Plan to establish development guidelines; and

WHEREAS, an application was made on April 5, 2017, by Clifford Mapes, requesting a Design Review approval for Lots 1 and 2, which was not in compliance with the previously approved Development Plan; and

WHEREAS, a request to amend the Development Plan was made on May 30, 2017, by Clifford Mapes, to alter the development standards of the Development Plan; and

WHEREAS, the project site is designated as Medium Density Residential on the General Plan Diagram; and

WHEREAS, the project site is located within the R-2-PD (Two-Family Residential-Planned Development) zoning district; and

WHEREAS, Planning Board held a public hearing on this application on June 26, 2017.

BE IT RESOLVED that the Planning Board has made the following findings concerning the project:

1. **The development is a more effective use of the site than is possible under the regulations for which the PD district is combined.** The proposed setbacks, yard areas, lot coverages and building types proposed in the Development Plan are consistent with the character of the surrounding neighborhood.
2. **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 residential use and single family and duplex homes are architecturally and operationally compatible with the neighboring homes in the area.

3. **The proposed use will be served by adequate transportation and service facilities including pedestrian, bicycle, and transit facilities.** The Development Plan provides adequate parking for the residents of the property and is located immediately adjacent to a major transit route to Oakland and BART.
4. **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.**
5. **The proposed use relates favorably to the General Plan.** The development is consistent with the Medium Density Residential General Plan and R-2/PD Zoning designations for the property. The project would permit 14 dwelling units on 11 lots, which range in size from 4,050 to 9,462 square feet. This is consistent with development standards for the R-2 zoning district and the Medium Density Residential designation of the General Plan.

BE IT FURTHER RESOLVED THAT, the project is Categorically Exempt from environmental review pursuant to CEQA Guidelines Section 15332, Infill Development Projects.

BE IT FURTHER RESOLVED THAT the Planning Board of the City of Alameda hereby approves amending Development Plan PLN17-0075 at 2001 Versailles Avenue at the corner of Fernside Boulevard and Versailles Avenue subject to compliance with the following conditions:

1. Building Permits: All construction work and activities on the property shall be subject to review and approval of building permits by the City of Alameda.
2. Tentative Map Conditions: All building permits shall be reviewed for compliance with 2012 Planning Board Resolution PB-12-13 approving the Tentative Map for the property.
3. Planning Board Special Conditions:
 - a. The plans submitted for building permit and construction for all lots shall be in substantial compliance with the Development Plan prepared by Skyler Mapes, received on May 30, 2017 and on file in the office of the City of Alameda Community Development Department, except as modified by the conditions listed in this resolution.
 - b. Required Front Yards:
 - i. Lot 1 – Twelve (12) feet
 - ii. Lot 2 – Twelve (12) feet
 - iii. Lot 3 – Twelve (12) feet

- iv. Lot 4 – Fifteen (15) feet
 - v. Lot 5 – Fifteen (15) feet
 - vi. Lot 6 – Fifteen (15) feet
 - vii. Lot 7 – Fifteen (15) feet
 - viii. Lot 8 – Twelve (12) feet
 - ix. Lot 9 – To be determined through Design Review
 - x. Lot 10 – To be determined through Design Review
 - xi. Lot 11 – Twenty (20) feet
- c. Lots 1, 2, and 3 setbacks shall be adjusted to provide a five (5) foot interior side yard setback.
 - d. Lots 1 and 2 shall be developed with two (2) car tandem garages with a maximum driveway width of 10 feet.
 - e. Lots 5 and 6 shall have a maximum driveway width of ten feet onto Versailles Avenue serving a one car garage.
 - f. The setbacks for Lots 9 and 10 shall be established with Design Review approval and only after the design of the Tilden Fence is finalized.
 - g. The first Design Review application shall include a decorative fencing plan and construction schedule for the side lot lines along Tilden Avenue for Lots 8, 9, and 10.
 - h. The Design Review for Lot 6 shall provide addition of landscaping on the Private Drive to create a 20 foot wide clear right of way, to the satisfaction of the Community Development Director.
4. Design Review: Prior to issuance of any Building Permit for construction of any residential structure on the property, the applicant shall submit an application for Design Review for that building for review and approval by the City of Alameda. Design review applications may be submitted and reviewed for single lots or for groups of lots.
 5. Visitability: Each Design Review application for each unit shall ensure and depict an accessible exterior access to an accessible primary entry and an accessible interior access from the primary entry to an accessible powder room, an accessible common room, bedroom, or sitting area, and common or private open space. An applicant/developer may choose to not propose an accessible exterior access to an accessible primary entry, but plans submitted for Design Review must demonstrate that an accessible exterior access to an accessible primary entry can be integrated and built into the proposed design.
 6. Universal Design: The first Design Review application shall identify which four (4) units (30% of the 14 units) on the site that will be designed with an accessible exterior access to an accessible primary entry; with an accessible interior access from the primary entry to an accessible bathroom, an accessible common room, an accessible bedroom, and a common or private open space; and Adaptable Internal Stairs; and an Accessible Interior Access from the primary entry to an Accessible

Kitchen and an Accessible Laundry Facility.

7. 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, or City Council relating 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.

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.

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.