

CITY OF ALAMEDA PLANNING BOARD
DRAFT RESOLUTION

APPROVING DEVELOPMENT PLAN AND DESIGN REVIEW AMENDMENTS PLN 17-0465 FOR BUILDING 8 ON ALAMEDA POINT LOCATED AT 2350 SARATOGA STREET

WHEREAS, the Planning Board held a public hearing on October 24, 2016 and reviewed an application for a development plan, design review, and master use permit (PLN16-0468) to modify Building 8 (2350 Saratoga St.), a contributing structure within the NAS Alameda Historic District; and

WHEREAS, on October 24, 2016 the Planning Board reviewed the application, including exhibits and documents, and made the required findings and approved a development plan, design review, and master use permit, Resolution No. PB-16-29; and

WHEREAS, an application was made on September 5, 2017 by Alameda Point Redevelopers, LLC , proposing to revise the prior approved design to increase the square footage of the approved rooftop addition and reduce its overall height to match the existing height of the building's elevator towers; and

WHEREAS, the project site is designated as Alameda Point Civic Core in the General Plan; and

WHEREAS, Building 8 is located within the Alameda Point Adaptive Reuse Sub-district (AR Sub-district); which is in the Alameda Point District [Alameda Municipal Code (AMC) 30-4.24] of the Zoning Ordinance; and

WHEREAS, the Alameda Point General Plan Amendment and Zoning regulations require that the Planning Board approve a Development Plan and Design Review application prior to the restoration and reuse of Building 8; and

WHEREAS, the Historical Advisory Board held a public hearing on October 5, 2017 to review the plans for Building 8, and approved a Certificate of Approval Amendment for the redesigned rooftop addition of Building 8; and

WHEREAS, the Planning Board held a public hearing on October 10, 2017 to review the plans for Building 8, and examined pertinent maps, drawings, and documents;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board finds that the following findings can be made in support of the Development Plan and Design Review Amendments approval:

DEVELOPMENT PLAN FINDINGS:

- A. The development is an effective use of the site. The Development Plan Amendment provides for adaptive reuse, reinvestment in, and preservation of a historic resource in

the nationally listed NAS Historic District. The proposal also effectively replaces jobs lost from Alameda and the Naval Air Station when the Department of Defense decided to close the former Naval Air Station.

- B. The proposed use relates favorably to the General Plan. The proposed development supports General Plan policies for the redevelopment and reuse of Alameda Point and re-investment in the NAS Historic District. The proposed use also supports General Plan policies to support economic development and employment opportunities at Alameda Point.
- C. 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 development plan is designed to be compatible with adjacent uses by providing attractive public improvements, and ample pedestrian, transit, and bicycle facilities. Conditions of approval ensure that no significant off-site hazards or environmental hazards will effect occupants of the building or surrounding buildings.
- D. 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 proposed rehabilitation and reuse of the building is compatible with adjacent light manufacturing and commercial uses proposed for Building 91, Building 9 and the adjacent Civic Core buildings.
- E. The proposed use will be served by adequate transportation and service facilities including pedestrian, bicycle, and transit facilities. Building 8 is located within a planned transit oriented, pedestrian friendly mixed use neighborhood, within a 15 minute walk from a new regional ferry terminal and a 20 minute walk from an existing regional ferry terminal. All development within Alameda Point includes a robust and aggressive TDM Compliance Strategy with a wide variety of transportation services and facilities, including the provision of transit services and other transportation services and programs. Approved developments at the nearby Site A are providing transit service at a frequency in the peak hours (i.e., 15-minute vs. 30-minute) that exceed the requirements of the Alameda Point TDM Plan. The project conforms to AMC Section 30-4.24(g), which establishes the maximum number of parking spaces permitted by land use.

DESIGN REVIEW FINDINGS:

- A. The proposed Design Review Amendment is consistent with the General Plan, Zoning Ordinance and the City of Alameda Design Review Manual. The proposed rehabilitation and reuse of the Building 8 is consistent with the Alameda Point General Plan Element and Alameda Point Zoning goals and consistent with the Secretary of Interior Standards for the Rehabilitation of Historic Structures.
- B. The proposed design is appropriate for the site, is compatible with adjacent or neighboring

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buildings or surroundings, and promotes harmonious transitions in scale and character in areas between different designated land uses. The rehabilitation of the building and proposed building additions are consistent with the historic character of the NAS Historic District and the proposed commercial uses are consistent with the historic use of the building and the surrounding buildings for manufacturing, warehousing and office uses by the US Navy.

- C. The proposed design of the building additions and exterior materials 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 proposed rehabilitation of the existing building and landscaping has been specifically designed to be compatible with the existing building, the existing historic character of the NAS Historic District and the adjacent non-residential uses. Reuse of existing buildings and preservation of existing cultural landscape features and materials will work to create a unique and interesting mixed use environment and public spaces. The restored building is positioned to create a continuous street-facing frontage along Saratoga Street and West Ranger Avenue.

BE IT FURTHER RESOLVED that the Planning Board finds that the Alameda Point Project, including the restoration of Building 8, was adequately considered by FEIR, and that by Resolution No. 14891 the City Council of the City of Alameda certified the Final Alameda Point Environmental Impact Report (FEIR) (State Clearinghouse No. 201312043) under the California Environmental Quality Act ("CEQA"), California Public Resources Code Section 21000 *et seq.* and adopted written findings and a Mitigation Monitoring and Reporting Program ("MMRP") on February 4, 2014, for the Alameda Point Project, including Building 8; and based on substantial evidence, that no further review under CEQA is required.

BE IT FURTHER RESOLVED, that pursuant to the streamlining provisions of Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183, no further environmental review of the design review application is required;

BE IT FURTHER RESOLVED that the Planning Board of the City of Alameda hereby approves Development Plan and Design Review Amendments **PLN 17-0465**, subject to the following conditions:

1. Building and Site Improvement Permit Plans: The plans submitted for Building and Site Improvement Permits shall be in substantial compliance with the plans prepared by Mikiten Architects, dated received on September 5, 2017, on file in the office of the City of Alameda Community Development Department.
2. Uses Permitted. All use of the building, spaces within the building, and site shall be consistent with the uses permitted within the Alameda Point Adaptive Reuse Zoning District, the use limitations of the following conditions of approval. Consistent with the Lease Agreement between the City of Alameda and the Alameda Point Partners for the use of the property, no more than 5% of the total area of the premises may be used for

retail uses. Ancillary retail uses shall not be counted against the 5% cap.

3. Prior Conditions: The applicant shall comply with all previously approved conditions for the Development Plan, Design Review and Use Permit for the site as specified in Planning Board Resolution 16-29 (PLN-16-0468).

HOLD HARMLESS. 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 Alameda 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. 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.

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.

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