

**CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
DRAFT RESOLUTION**

A RESOLUTION OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA AUTHORIZING THE SECRETARY OF THE HISTORICAL ADVISORY BOARD TO ACT ON CERTIFICATES OF APPROVAL FOR PROJECTS THAT RESULT IN THE REMOVAL OF MORE THAN 30% OF THE VALUE OF A STRUCTURE BUILT PRIOR TO 1942, PURSUANT TO ALAMEDA MUNICIPAL CODE SECTION 13-21.7, BUT DO NOT INVOLVE RESOURCES, CURRENTLY LISTED OR ELIGIBLE TO BE LISTED, ON THE HISTORICAL BUILDINGS STUDY LIST.

WHEREAS, Alameda Municipal Code Section 13-21.7, mandates that any building that was constructed prior to 1942 shall not be demolished or removed without the approval of a certificate of approval issued by the Historical Advisory Board; and

WHEREAS, Alameda Municipal Code Section 13-21.2 defines “demolition” as the removal within a five (5) year period of more than thirty (30%) percent of the value of any designated structure or building, as determined by the Building Official; and

WHEREAS, in recent years the Historical Advisory Board has approved all Certificate of Approval applications presented before it that involve demolition of structures with no historical merit, and this process adds a minimum of thirty days and \$1,500 to the permit cost of every application, which are in addition to the cost and processing time for Design Review; and

WHEREAS, Alameda Municipal Code Section 13-21.5(d) allows the Historical Advisory Board by resolution to delegate its review powers on specific project or categories of projects to the Secretary to the Board upon making the specific finding that such delegation is necessary to facilitate and streamline the review process, and after approving appropriate guidelines to be followed by the Secretary to the Board; and

WHEREAS, the Historical Advisory Board held a public hearing on December 7, 2017 to consider delegation to the Secretary to the Board Certificate of Approval applications involving demolition of structures found to have no historical merit, and considered all documents, correspondence, and public testimony.

NOW, THEREFORE, BE IT RESOLVED that the Historical Advisory Board finds delegation to the Secretary of the Board the review and approval of Certificate of Approval applications involving the demolition of pre-1942 structures with no historical merit would streamline and reduce processing time and associated costs to applicants.

THEREFORE, BE IT FURTHER RESOLVED that the Historical Advisory Board finds the adoption of this resolution to delegate review authority to the Secretary of the Board is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c)(3) and 15378(b)(5), because the activity approved by this

resolution neither commits the City to implement any specific project nor will it result in direct or indirect physical changes in the environment. All future Certificate of Approval applications will be reviewed individually according to the requirements under CEQA.

THEREFORE, BE IT FURTHER RESOLVED that the Historical Advisory Board hereby delegates the Secretary of the Historical Advisory Board to act on Certificates of Approval for the demolition of pre-1942 structures, but do not include resources, currently listed or eligible to be listed, on the Historical Buildings Study List, subject to the following conditions:

1. The Secretary to the Board shall use the following guidelines to determine if a Certificate of Approval shall be granted:
 - a. The Secretary to the Board finds an appropriate environmental exemption with respect to the proposed demolition, such as but not limited to: California Environmental Quality Act Guidelines Section 15301, Class 1 Exemption for alterations to existing structures and/or demolition of small structures; and
 - b. The Secretary to the Board makes all of the following findings with respect to the proposed Certificate of Approval request under the California Environmental Quality Act:
 - i. The subject property is not associated with events that have made a significant contribution to the broad patterns of California and Alameda history and cultural heritage.
 - ii. The subject property is not associated with the lives of persons important in California and/or Alameda history.
 - iii. The subject property, in its present state, does not embody the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
 - iv. The subject property has not yielded, and is unlikely to yield, information important in prehistory or history.
 - c. The Secretary to the Board makes all of the following findings with respect to the proposed Certificate of Approval request that the subject property does not qualify as a local historic resource under the Alameda Historical Buildings Study List evaluation criteria:
 - i. The subject property possesses no *architectural significance*, which has to do with the style of a historic resource, the reputation and ability of the architect, the quality of the design, its uniqueness and its execution, and the materials and methods of construction.
 - ii. The subject property possesses no *historical significance*, which comes from an association with the lives of persons or important events which have made a significant contribution to the community, state or nation; or

from an association with broad patterns of cultural, social, political, economic or industrial history; or the urban development of Alameda.

- iii. The subject property possesses no *environmental significance*, which is described as contributing to the continuity or character of a street or neighborhood with a historical resource's setting on the block, its landscaping, and its visual prominence as a landmark or symbol of the city, neighborhood, or street.
 - iv. The subject property possesses insignificant or insufficient *design integrity*, due to original design or from alterations which have been made over time to the original materials and design features of the resource.
2. The Secretary of the Board may require an applicant provide a historic resources survey or evaluation prepared by a qualified professional as part of any application for a Certificate of Approval.
 3. The Secretary of the Board shall notify the Historical Advisory Board of all actions taken under this resolution. Notice to the Board shall be provided in writing, and may occur via electronic mail or other means of written communication, including directing the Board to information posted on the City website.

NOTICE. The decision of the Historical Advisory Board shall be final unless appealed to the City Council, in writing and within ten (10) days of the decision, by Notice of Appeal stating the appellant claims that either the Board's decision is not supported by its findings or its findings are not supported by the evidence in the record.

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

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