

CITY OF ALAMEDA RESOLUTION NO. _____

APPROVING PARCEL MAP NO. 10782 - A PARCEL MAP FOR THE PROPOSED SUBDIVISION OF THREE PARCELS AT 1955, 2065, AND 2095 NORTH LOOP ROAD INTO FOUR PARCELS

WHEREAS, on December 20, 2017, North Loop 3, LLC submitted an application for a parcel map and land use entitlements to construct four commercial buildings, totaling 140,100 square feet on four separate parcels at 1955, 2065 and 2095 North Loop Road; and

WHEREAS, the subject property is designated as Business Park on the General Plan Diagram; and

WHEREAS, the subject property is located in the C-M PD (Commercial Manufacturing Zoning District with a Planned Development overlay) zoning district; and

WHEREAS, the Planned Development for the Harbor Bay Business Park was approved by PD-81-2, and subsequently amended by PDA-85-4, PDA-87-7, and PDA05-0003; and

WHEREAS, on February 12, 2018, the Planning Board adopted Resolution No. PB-18-02 and conditionally approved a final Development Plan and Design Review for the construction of the four commercial buildings, made California Environmental Quality Act (CEQA) findings, and recommended that the City Council approve Parcel Map No. 10782 to allow the subdivision of three existing parcels into four parcels; and

WHEREAS, on April 3, 2018, the City Council reviewed Parcel Map No. 10782 and all pertinent maps, documents, and exhibits.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Alameda finds its approval of Parcel Map No. 10782 is a ministerial action that is exempt from the requirements of CEQA pursuant to Public Resources Code section 21080(b)(1) and CEQA Guidelines section 15268. As a separate and independent basis, the Council action on the Parcel Map is exempt from CEQA pursuant to CEQA Guidelines section 15315 (Minor Land Divisions).

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the City of Alameda makes the following findings pertaining to Parcel Map No. 10782:

- A. The subdivision, together with the provisions for its design and improvement, is consistent with the General Plan. The parcel map subdivides three existing parcels into four new parcels to allow each of the four commercial buildings to be located on a separate legal parcel. The commercial uses are consistent with the Business Park General Plan designation and C-M-PD zoning regulations for the property and compatible with the objectives, policies, general land uses, and programs specified in the Business Park designation of the General Plan.
- B. The site is physically suitable for the type and proposed density of the development because it is consistent with the General Plan and zoning designation for the site. The 8.95-acre site is designated Business Park in the General Plan and zoned C-M PD Commercial Manufacturing Planned Development District. The existing three parcels will

be subdivided into four new parcels to allow each of the four commercial buildings to be located on a separate legal parcel. The proposed subdivision is designed to conform to the Harbor Bay Business Park Development Plan standards and requirements adopted to ensure that the project would be compatible with adjacent uses. The new parcels are physically suitable for the proposed commercial development because they are located within a business park site that is already planned for future development. The project complies with required setbacks, maximum lot coverage, minimum landscape coverage, and building height requirements. The physical characteristics of the project site are suitable for the intended commercial buildings because the buildings will complement nearby uses in the business park.

The proposed subdivision is consistent with density standards of the General Plan and Zoning Ordinance. The project would permit four new office buildings ranging in size from 29,400 square feet to 38,000 square feet on parcels ranging in size from 1.94 acres to 2.57 acres. This would result in an average density within that is permitted by the General Plan. This is consistent with development standards for the C-M PD zoning district and the Business Park designation of the General Plan.

- C. The design of the subdivision and proposed improvements, as conditioned, will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because of the design and location of the development in an urban business park. The development of the site will not introduce hazards that are inconsistent with standard commercial development within the C-M PD zoning district and the Business Park General Plan designation. Conditions of approval ensure that no unintended environmental damage or exposure of future occupants to environmental dangers could occur. There are no identified wildlife or their habitat, because of the design and location of the development in an urban business park.
- D. The design of the subdivision and its improvements will not cause serious public health problems because the project site will be served by the public sanitary sewer, storm, and water facilities already existing in the business park, and the review of the subdivision has taken those concerns into consideration and has found the proposal in conformance with all City Alameda policies and regulations. The project includes conditions that assure the property is free of hazardous materials and would not adversely affect public health. Easements for surface drainage runoff and utilities are required as conditions of the Parcel Map.
- E. The design of the subdivision and the type of improvements will not conflict with easements for access through or use of property within the subdivision. All required easements are to be retained and additional, necessary easements are to be provided as conditions of approval.
- F. The subdivision complies with the Subdivision Map Act, and the City Engineer has reviewed Parcel Map No. 10782 and verified that it conforms to all technical requirements under the Subdivision Map Act and the Alameda Municipal Code.
- G. Parcel Map No. 10782 substantially conforms to tentative Parcel Map No. PLN17-0614, which the Planning Board reviewed on February 12, 2018 and recommended for the City Council's approval.

H. The subdivision will not result in the discharge of waste into the sewer system that would violate regional water quality control regulations.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the City of Alameda approves Parcel Map No. 10782 for the subdivision of the parcels at 1955, 2065 and 2095 North Loop Road into four parcels.

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I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on the 3rd day of April, 2018, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 4th day of April 2018.

Lara Weisiger, City Clerk,
City of Alameda

APPROVED AS TO FORM:

Janet C. Kern, City Attorney
City of Alameda