

CITY OF ALAMEDA PLANNING BOARD
DRAFT RESOLUTION

A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF ALAMEDA FINDING THE ACQUISITION AND DISPOSITION OF CERTAIN REAL PROPERTY TO IMPLEMENT (1) THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF ALAMEDA AND CP VI ADMIRALS COVE, LLC REGARDING NORTH HOUSING INFRASTRUCTURE OBLIGATIONS AND (2) THE AMENDED AND RESTATED LEGALLY BINDING AGREEMENT AMONG CITY OF ALAMEDA AND HOUSING AUTHORITY OF THE CITY OF ALAMEDA, ALAMEDA POINT COLLABORATIVE, INC., AND BUILDING FUTURES WITH WOMEN AND CHILDREN TO BE IN CONFORMANCE WITH THE ALAMEDA GENERAL PLAN

WHEREAS, in 2009, the Alameda Reuse and Redevelopment Authority adopted an Amendment to the Naval Air Station Alameda Community Reuse Plan ("Reuse Plan Amendment") to establish guidelines for the conveyance, reuse, and redevelopment of an approximately 42-acre area of former Alameda Naval Air Station land known as the North Housing Site; and

WHEREAS, the Reuse Plan Amendment assumed residential redevelopment of up to 435 residential units, including 90 units for formerly homeless individuals and families and 30 units of self-help housing; and

WHEREAS, in 2012, the City of Alameda ("City"), Housing Authority of the City of Alameda ("Housing Authority"), Alameda Point Collaborative, Inc., and Building Futures with Women and Children entered into an Amended and Restated Legally Binding Agreement ("LBA") to provide for the transfer of a 12.3-acre, ninety-unit homeless accommodation on the North Housing Site; and

WHEREAS, development of the North Housing Site is governed by and consistent with the Alameda General Plan, the Alameda Municipal Code, and the Reuse Plan Amendment; and

WHEREAS, in 2012, the City Council of the City of Alameda designated the North Housing Site as a housing opportunity site in the Housing Element and adopted a Multi-family Residential Combining Zone (MF District) overlay for the property; and

WHEREAS, in 2017, the General Services Administration on behalf of United States Navy ("Navy") issued an Invitation for Bids for an approximately 14-acre certain real property located within the North Housing Site, and CP VI Admirals Cove, LLC ("Carmel") was selected as the successful bidder and is in contract with the Navy to purchase that property; and

WHEREAS, on January 2, 2018, the City Council authorized the City Manager to negotiate and execute a Memorandum of Understanding with Carmel for construction of infrastructure at the North Housing Site ("MOU"); and

WHEREAS, the MOU, dated as of March 30, 2018, supports the goals of the City related to the reuse of the North Housing Site and is in conformance with the Reuse Plan Amendment; and

WHEREAS, the LBA contemplated the City's acquisition of an approximately 12-acre site and adjacent roadway from the United States Navy ("Navy"), and the City's subsequent conveyance of a portion thereof to the Housing Authority; and

WHEREAS, the MOU contemplated the following transfers of real property: (1) the City's acquisition of approximately 12,750 square feet of real property from Carmel to complete the Singleton Avenue extension in exchange for the City's conveyance of an approximately .67-acre easement to Carmel for softscape improvements within the adjacent roadway, and (2) the City's conveyance of approximately 11,507 square feet of real property to Carmel as consideration for demolition of the existing improvements on the future Singleton Avenue extension.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board finds this action would not result in any new environmental impacts or more severe environmental impacts than those previously identified with the adoption of the Community Reuse Plan Environmental Impact Report ("EIR") 2009 Addendum and the Housing Element EIR 2012 Addendum; and

BE IT FURTHER RESOLVED, in accordance with Government Code section 65402(a), the Planning Board finds that the location, purpose, and extent of the above-described transfers of real property to implement both the MOU and the LBA are in conformity with the Alameda General Plan.

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.

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.

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Planning Board of the City of Alameda during the Regular Meeting of the Planning Board on the 23rd day of April, 2018, by the following vote to wit: