

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

A RESOLUTION OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA GRANTING A CERTIFICATE OF APPROVAL, PLN18-0191, FOR THE EXTERIOR MODIFICATIONS AND CONSTRUCTION OF A HANDICAP RAMP AT NAS ALAMEDA HISTORIC DISTRICT BUILDING 35 (2450 PAN AM WAY) (PLN18-0191)

WHEREAS, the applicant, Malyka Chop, made an application on April 16, 2018, proposing to build a new door and construct a new handicap ramp at Building 35 (2450 Pan Am Way), a contributing structure within the NAS Alameda Historic District; and

WHEREAS, the application was deemed complete on May 14, 2018; and

WHEREAS, the General Plan designation of the site is Medium Density Residential; and

WHEREAS, the parcel is located within the AP-MS, Alameda Point Main Street Zoning District; and

WHEREAS, the Historical Advisory Board shall determine whether to issue a Certificate of Approval Amendment, with or without conditions of approval, based on whether plans and specifications meet the standards established by the Historical Advisory Board and the Secretary of the Interior's standards for rehabilitation and guidelines for rehabilitating historic buildings pursuant to Section 13-21.5(b) of the Alameda Municipal Code; and

WHEREAS, on June 7, 2018, the Board held a duly noticed public hearing, reviewed the application, including exhibits and documents.

THEREFORE, BE IT RESOLVED, that the Alameda Point Project was adequately considered under the California Environmental Quality Act ("CEQA"), and 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) 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, the architectural design is consistent with the General Plan, Zoning Ordinance, and Design Review Manual and there are no environmental impacts peculiar to 651 and 707 West Tower Avenue that were not analyzed in the FEIR; and there are no potentially significant off-site impacts of the proposed improvements at 651 and 707 West Tower Avenue project, and there are no cumulative impacts to which the proposed improvements at 651 and 707 West Tower Avenue makes a considerable contribution which were not discussed in the FEIR; and there are no previously identified significant impacts of the proposed 651 and 707 West Tower Avenue project which, as a result of substantial new information which was not known at the time the EIR was certified, have

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been determined to have a more severe adverse impact than discussed in the FEIR.

BE IT FURTHER RESOLVED that the Historical Advisory Board has made the following findings determining the subject structure to not possess any historical merit or physical qualities that would be eligible for inclusion in any local, state or national historic register:

1. **A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.** The building will be converted to a new commercial day care use, however the exterior modifications will not impact the character-defining features or materials of the original structure. The existing windows adjacent to the proposed door are not original to the building and was not originally built to incorporate the horizontally emphasizing features of the original window systems.
2. **The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.** The character defining features of the original structure will remain intact and will be repaired as needed. The original window sashes will remain, and panes of glass will be replaced as needed.
3. **Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development such as adding conjectural features or elements from other historic properties, will not be undertaken.** The proposed handicap ramp will not feature any of the historic features common to buildings within the NAS Alameda historic district.
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. The previous addition to the south of the building was constructed shortly after the completion of the original building. This addition maintained the smooth concrete surface of the façade and flat roof form, which will not be impacted by the project.** The addition did not maintain the horizontally-emphasizing window systems of the original structure. The windows on the 1943 addition were not considered to be character defining features when the building was included in the National Register Nomination form for the NAS Alameda Historic District.
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.** The distinctive features on the building façade will be preserved and repaired as needed.
6. **Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible,**

**materials. Replacement of missing features will be substantiated by documentary and physical evidence.** The project is conditioned so that repairs to the exterior of the building maintain the existing smooth concrete finish and original window materials. The character defining windows will remain, with only replacement of individual window panes to occur as needed.

- 7. Chemical or physical treatments, if appropriate, will be undertaken using gentlest means possible. Treatments that cause damage to historic materials will not be used.** The project will be conditioned so that no chemical or physical treatments to historic materials will be undertaken.
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.** There are no known archaeological resources on this site.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.** The proposed door will not impact the character defining features of the building. It is being located in a non-original portion of the building that did not maintain the historically emphasizing elements of the original building. The proposed exterior modification does not negatively affect its historic merit of the site.
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.** The proposed handicap ramp will be built independently from the existing structure, connecting to the building only at the proposed door, so that it can be built and removed with as minimal impact to the building as possible.

BE IT FURTHER RESOLVED that the Historical Advisory Board approves the proposed exterior modifications and new handicap ramp at Building 35 of the NAS Alameda Historic District (2450 Pan Am Way) and issues a Certificate of Approval subject to the following conditions:

- (1) This Certificate of Approval shall expire three (3) years after the date of approval or by June 7, 2021, unless demolition has begun under valid City permits prior to the date of expiration.
- (2) The issuance of building permits under this Certificate of Approval shall be subject to the City first approving the Design Review for the proposed exterior modification and new handicap ramp.
- (3) No chemical or physical treatments, such as sandblasting or pressure washing,

shall be used on historic materials of the building.

- (4) New paint for the building shall be in compliance with the Exterior Paint Guidelines for Existing Buildings in the NAS Alameda Historic District, previously adopted by the Historical Advisory Board through Resolution No. HAB-15-06.
- (5) Exterior surfaces shall be repaired as needed and shall maintain the structure's existing smooth concrete finish. Existing windows shall remain with only replacement of individual window panes permitted.
- (6) HOLD HARMLESS. The applicant shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda, the Alameda City Historical Advisory 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 Historical Advisory Board and their respective agents, officers or employees to attack, set aside, void, or annul an approval by the City of Alameda, the Historical Advisory Board, 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 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

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.

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