

CITY OF ALAMEDA RESOLUTION NO. _____

APPROVING PARCEL MAP NO. 19024 - A PARCEL MAP FOR THE PROPOSED SUBDIVISION OF A 2.81 ACRE PARCEL AT 2175 NORTH LOOP ROAD INTO TWO COMMERCIAL CONDOMINIUM UNITS AND TO CREATE ONE COMMON AREA PARCEL FOR ASSOCIATED PARKING AND LANDSCAPING

WHEREAS, on November 1, 2018, Joe Ernst on behalf of North Loop 3 LLC submitted an application for a parcel map to subdivide a 2.81 acre parcel into two commercial condominiums and to create a common area parcel within the 46,000 square foot building currently under construction at 2175 North Loop Road in the Harbor Bay Business Park; 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 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 January 14, 2019, the Planning Board conducted a public hearing and adopted Resolution No. PB-19-01, made California Environmental Quality Act (CEQA) findings, and recommended that the City Council approve Parcel Map No. 10924 to allow the subdivision of a 2.81 acre parcel into two commercial condominiums within the 46,000 square foot building currently under construction at 2175 North Loop Road and to create a common area parcel; and

WHEREAS, on February 19, 2019, the City Council reviewed Parcel Map No. 10924 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. 10924 is exempt from CEQA pursuant to CEQA Guidelines section 15315 (Minor Land Divisions); and

BE IT FURTHER RESOLVED, that the City Council of the City of Alameda makes the following findings pertaining to Parcel Map No. 10924:

- A. The subdivision, together with the provisions for its design and improvement, is consistent with the General Plan and Zoning for this site. The Parcel Map is consistent with the Business Park General Plan designation and C-M-PD zoning regulations for the property. The project would allow the subdivision of an existing 2.81 acre parcel into two

commercial condominium spaces into two commercial condominiums and create a common area parcel within a 46,000 square foot building currently under construction and previously approved by the Planning Board.

- B. The site is physically suitable for the type and proposed density of the development. 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. This map will not change the previously approved Final Development Plan and Design Review, which was found to be 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. 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. The previously approved Final Development Plan and Design Review had conditions of approval to ensure that no unintended environmental damage or exposure of future occupants to environmental dangers could occur.
- D. 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. The subdivision of the parcel will not result in any changes to the previously approved development that did not conflict with easements for access through or use of property, and all existing required easements are to be retained.
- E. The design of the subdivision and its improvements will not cause serious public health problems. The previously approved Final Development Plan and Design Review includes conditions that assure the property is free of hazardous materials and would not adversely affect public health.
- F. The subdivision complies with the Subdivision Map Act, and the City Engineer has reviewed Parcel Map No. 10924 and verified that it conforms to all technical requirements under the Subdivision Map Act and the Alameda Municipal Code.
- G. Parcel Map No 10924 substantially conforms to tentative Parcel Map No. 10924, which the Planning Board reviewed on January 14, 2019 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; and

BE IT FURTHER RESOLVED, that the City Council of the City of Alameda approves Parcel Map No. 10924 for the subdivision of a 2.81 acre parcel into two commercial condominiums and to create a common area parcel within the 46,000 square foot building currently under construction at 2175 North Loop Road in the Harbor Bay Business Park, subject to the following condition.

1. Covenants, Conditions and Restrictions (CC&Rs) shall be prepared to the satisfaction of the City of Alameda. Copies of the recorded CC&Rs and condominium plan shall be provided to the City Engineer. Should the CC&Rs include designation of parking spaces between different property owners the CC&Rs shall not designate parking at a rate more than two and a half (2.5) parking spaces per one thousand (1,000) square feet of floor area to an individual property owner.

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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 19th day of February, 2019, 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 20th day of February, 2019.

Lara Weisiger, City Clerk
City of Alameda

APPROVED AS TO FORM:

Michael H. Roush, Interim City Attorney
City of Alameda