

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
DRAFT RESOLUTION

A RESOLUTION OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA GRANTING CERTIFICATE OF APPROVAL (PLN19-0095) TO ALLOW DEMOLITION OF CONTRIBUTING BUILDINGS (BUILDINGS 1, 4, 6, 12, 22, 28, 29, 31, 32, 33, AND 34) AND NON-CONTRIBUTING BUILDINGS (BUILDINGS 2, 3, 7, 8, 9, 10, 11, 20, 23, 24, 35, 37, AND 39) WITHIN THE ALAMEDA MARINA HISTORIC DISTRICT TO IMPLEMENT THE ALAMEDA MARINA MASTER PLAN, AND APPROVING THE INTERPRETIVE SIGNAGE AND HISTORY WALK PROGRAM.

WHEREAS, the Alameda Marina site is designated Mixed Use in the General Plan; and

WHEREAS, the site is located within the Mixed Use/Planned Development Zoning and Multi-family Overlay Zoning Districts; and

WHEREAS, the site contains the Alameda Marina Historic District, which was established by the Historical Advisory Board in 2017; and

WHEREAS, on July 10, 2018, the City Council certified the Alameda Marina Master Plan Final Environmental Impact Report (State Clearinghouse #2016102064) including a Statement of Overriding Considerations regarding the significant and unavoidable effects of carrying out the Alameda Marina Master Plan project pursuant to the California Environmental Quality Act and approved a Mitigation Monitoring and Reporting Program that contains mitigation measures for the loss of historic resources at the Alameda Marina site; and

WHEREAS, on July 24, 2018, the City Council approved the Alameda Marina Master Plan to allow redevelopment of the site; and

WHEREAS, on March 7, 2019, Pacific Shops, Inc. made an application for a Certificate of Approval to allow the demolition of contributing buildings (Buildings 1, 4, 6, 12, 22, 28, 29, 31, 32, 33, and 34) and non-contributing buildings (Buildings 2, 3, 7, 8, 9, 10, 11, 20, 23, 24, 35, 37, and 39) in the Alameda Marina Historic District to implement the Alameda Marina Master Plan, and for Historical Advisory Board approval of an Interpretive Signage and History Walk Program as a component of the required historic resources mitigation measures; and

WHEREAS, the application was deemed complete on March 18, 2019; and

WHEREAS, on the matter pertaining to the demolition of historic buildings in the Alameda Marina Historic District, the Historical Advisory Board shall issue a certificate of

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approval based on the City Council's decision to approve the Alameda Marina Master Plan; and

WHEREAS, on the matter pertaining to the proposed Interpretive Signage and History Walk Program, the Historical Advisory Board shall review and approve the design and placement of the interpretive displays based on the requirements of Mitigation Measure (CUL-1c) in the Alameda Marina EIR, and

WHEREAS, the Historical Advisory Board conducted a duly noticed public hearing and examined all pertinent materials on April 4, 2019.

NOW THEREFORE BE IT RESOLVED, that the Historical Advisory Board has made the following findings relative to the Certificate of Approval request:

1. The Alameda Marina Master Plan Project, as approved by the City Council, would include the demolition of 24 of the 37 buildings on the Alameda Marina site. Of the 17 contributing buildings and one structure in the Alameda Marina Historic District, 11 contributing buildings (Buildings 1, 4, 6, 12, 22, 28, 29, 31, 32, 33, and 34) and 13 non-contributing buildings (Buildings 2, 3, 7, 8, 9, 10, 11, 20, 23, 24, 35, 37, AND 39) would be demolished. Buildings 13, 14, 16, 17, 18, 19, 21, 25, 26, and 27 would remain. All three buildings deemed individually eligible for the National Register (16, 19, and 27) would be retained and rehabilitated according to the Secretary of the Interior's Standards. The demolition of many of the District's contributing buildings, which have been determined to be historical resources, is considered a significant impact under CEQA. On July 10, 2018, the City Council adopted the Alameda Marina Master Plan and certified a Final Environmental Impact Report, including a Statement of Overriding Considerations regarding the loss of these historic resources. The City Council further approved specific mitigation measures including: Mitigation Measures CUL-1a (Treatment of Historic Properties), CUL-1b (Documentation), CUL-1c (Interpretive Display), and CUL-4 (Tribal Cultural Resources Interpretive Program) to reduce impacts to historical resources, to the extent feasible, by documenting the resource and preserving the history of the site and buildings. Approval of the demolition of each of the historic buildings is consistent with the City Council-approved Master Plan.
2. The proposed interpretive signage and history walk program, meets the requirements of mitigation measure CUL-1c (Interpretive Display). The interpretative signage program includes double-faced pylon signs placed at strategic locations that identify important historical facts about the site. Additionally, building plaques would be placed at existing buildings that are retained to identify their past usage and role as part of the larger shipyard. Overall, the design and placement of the interpretive signage meets the overall objective of the interpretive display mitigation measure. The Interpretive Display program would also be used to complete Mitigation Measure CUL-4 (Tribal Cultural Resources Interpretive Program) after consultation with the appropriate

Native American tribal representative(s).

3. Implementation of the Alameda Marina Master Plan also includes completing mitigation measures CUL-1a (Documentation) and CUL-2 (Archaeological Resources Management Plan) which will be undertaken by the applicant and the Historical Advisory Board secretary according to established Secretary of the Interior's HABS/HERS standards for documentation and state laws and procedures governing archaeologic resources prior to issuance of any demolition permit.

NOW THEREFORE BE IT RESOLVED, the Historical Advisory Board finds that no additional environmental review is required for this Certificate of Approval. In 2018, the City of Alameda certified an EIR for the Alameda Marina Master Plan. The project is required to implement all of the mitigation measures in the Alameda Marina Master Plan EIR. The proposed demolition and interpretive signage and history walk programs are consistent with the City Council-approved Master Plan and will not result in any new or more severe environmental impacts than were previously identified in the EIR; and

BE IT FURTHER RESOLVED, that the Historical Advisory Board hereby approves the subject Certificate of Approval application PLN19-0095, subject to the following conditions:

- (1) This Certificate of Approval shall expire three (3) years after the date of approval or by April 4, 2022, unless actual demolition has begun under valid City permits or the applicant applies for and is granted an extension by the Planning Director prior to the date of expiration.
- (2) This Certificate of Approval is not a Demolition Permit. The applicant shall separately apply for a demolition permit issued by the Building Official in the City of Alameda Permit Center.
- (3) Archaeological Resources. Prior to issuance of any permit for demolition, grading, or excavation or any activity involving disturbance of the ground, the applicant shall initiate the procedures specified in Mitigation Measure CUL-2a (Archaeological Resources Management Plan), to determine if documented archaeological resources can be preserved in place and otherwise complete the necessary requirements as specified. Coordinate with a qualified archaeologist, the City, and tribal representative for completion of CUL-2b, CUL-3, and CUL-4.
- (4) Final Interpretive Display Signs and Building Plaques. Prior to issuance of building permits for each project phase, the applicant shall submit actual designs for each interpretive display sign and building plaque for review and approval by the Historical Advisory Board secretary. The review and approval may be performed as part of the building permit plan review for the installation of the interpretive display signs or plaques.
- (5) Mitigation Measures Required Prior to Demolition. Prior to issuance of any demolition and/or building permits, the applicant shall demonstrate compliance with

the following Mitigation Measures listed below. This list is not intended to replace the actual language of the mitigation measures specified in the Mitigation Monitoring and Reporting Plan:

- a. AQ/CC-1 (Dust Abatement Plan)
 - b. BIO-1a (National Marine Fisheries Service-approved Sound Attenuation Monitoring Plan), BIO-1b, BIO-1c, BIO-1d – in affected water areas
 - c. BIO-1e, BIO-2a (Pre-construction surveys)
 - d. BIO-2c (Marine Invasive Species Control Plan) – in affected water areas
 - e. CUL-1a (Compliance with Secretary of Interiors Standards for Buildings 16, 19, and 27)
 - f. CUL-1b (Documentation) – prior to demolition permits for each individual building
 - g. HAZ-1a (Environmental Health), HAZ-1c (Asbestos abatement), HAZ-1d (Lead Based Paint), HAZ-1e (PCBs), HAZ-2a (Site-Specific Environmental Health and Safety Plan), HAZ-2b (Site Management Plan), HAZ-3 (Remedial Risk Management Plan)
 - h. NOISE-1a (Construction Noise and Vibration Management Plan)
- (6) Prior to issuance of any demolition permit, the applicant shall obtain all necessary regional and local permit approvals including, but not limited to the following:
- a. Bay Conservation and Development Commission approvals
 - b. Regional Water Quality Control Board approvals
 - c. Bay Area Air Quality Management District approvals
 - d. Alameda Fire Department approvals
 - e. Public Works Department Encroachment Permit, Clean Water Program, and Traffic Control Plan approvals
 - f. Alameda Municipal Power approvals
 - g. Alameda Planning, Building and Transportation Department approvals
- (7) The applicant shall file with the State Water Resources Control Board (SWRCB) a Notice of Intent (NOI) to Comply with the Statewide General NPDES Permit for Storm Water Discharges Associated with Construction Activity. This condition of approval is required by the State of California. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are all required for this filing. A certification of filing shall be submitted to the City prior to demolition and/or building permit issuance, and by state law the NOI and the associated documents must be filed with the SWRCB prior to commencing construction or demolition.

- (8) Hold Harmless and Indemnification. 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

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