

**CITY OF ALAMEDA PLANNING BOARD  
DRAFT RESOLUTION**

A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF ALAMEDA APPROVING FINAL ARCHITECTURAL DESIGN FOR APPLICATION NO. PLN17-0538 FOR THE CONSTRUCTION OF A 54'-6", FOUR-STORY HOTEL WITH 96 ROOMS AT 1825 PARK STREET

WHEREAS, an application was made by Paul Patel for Ganesha, LLC. ("Applicant") on October 26, 2017, requesting a Design Review and Parking Reduction approval to construct a new four-story, 96-room hotel with 62 parking spaces located on approximately 0.74 acres at 1825 Park Street; and

WHEREAS, the proposed project includes a surface parking lot in the rear with 62 parking spaces, where 96 spaces are required unless the Planning Board approves a parking reduction along with Transportation Demand Measures pursuant to AMC Section 30-7.12; and

WHEREAS, the project site is designated as Community Commercial in the General Plan Land Use Diagram; and

WHEREAS, the project site is located within a NP-G, North Park Street Gateway subdistrict with a MF, Multi-Family Residential Combining Zone overlay; and

WHEREAS, on March 26, 2018, the Planning Board held a study session on the project and provided comments on the proposed design and parking demand study; and

WHEREAS, on January 28, 2019, the Planning Board held a public hearing on the project and approved the Design Review and Parking Reduction for PLN17-0538, with findings and conditions of approval in Resolution PB-19-02; and

WHEREAS, on February 6, 2019, Ty Hudson on behalf of UNITE HERE Local 2850 filed a timely appeal of the Planning Board's decision to approve the project; and

WHEREAS, on March 19, 2019, after conducting a public hearing, the City Council adopted a resolution denying the appeal and remanding the design review for further consideration by the Planning Board. The City Council found that the Planning Board correctly approved the Parking Reduction application because the project adequately meets the criteria and requirements of AMC 30-7, and directed the Planning Board to (a) revise Condition of Approval 5 (Carpool Ride Share Services) in Resolution PB-19-02 to align with the City's climate goals and designate a safe drop-off location for Transportation Network Companies (TNCs), and (b) reconsider the building architecture consistent with the City Council direction; and

WHEREAS, on July 8, 2019, the applicant submitted revised project plans to the Planning Board with final architectural design for final review and approval by the Planning Board; and

WHEREAS, on July 22, 2019, the Planning Board held a duly noticed public hearing on the architectural design for final review and approval.

NOW, THEREFORE, BE IT RESOLVED, the Planning Board finds adoption of this resolution not subject to the California Environmental Quality Act under *McCorkle Eastside Neighborhood Group v. City of St. Helena* (2018) 31 Cal.App.5<sup>th</sup> 80, which found that design review for by right projects is a ministerial decision under Public Resources Code section 21080; and

BE IT RESOLVED, that the Planning Board hereby approves the final architectural design for a four-story hotel with 96-rooms, subject to compliance with the following conditions:

1. Planning Board Resolution PB-19-02: The project shall comply with all conditions of approval in Planning Board Resolution No. PB-19-02, except as modified in this resolution. In the event of a conflict between the conditions contained in this resolution and Resolution PB-19-02, the conditions of approval in this resolution shall govern.
2. Building Permit Conditions: These conditions and the conditions of Resolution PB-19-02 shall be printed on the first page of all building plans and improvement plans.
3. Building Permit Plans: The plans submitted for the building permit shall be in substantial compliance with the plans prepared by HRGA Architecture, dated July 5, 2019, and on file in the office of the City of Alameda Planning, Building and Transportation Department, except as modified by the conditions listed in this resolution.
4. Architectural Elevations: The final architectural elevations submitted for building permits shall include details for:
  - a. Decorative floor tiles at the main entrance on the corner of Park Street and Clement Avenue, including tile pattern and colors.
  - b. Smooth stucco finish for the entire building.
5. Carpool Ride Share Services: The hotel shall provide patrons with 24-hour complimentary carpool ride share to and from the Metropolitan Oakland International Airport, South Shore Shopping Center, Fruitvale Bay Area Rapid Transit (BART) station, Harbor Bay Ferry Terminal, Alameda Landing, Main Street Ferry Terminal, and destinations within a three-mile radius from the hotel. The carpool ride share service shall be advertised on the hotel's website and marketing

materials. The parking lot shall designate a safe drop-off location on the project site that is clearly marked for Transportation Network Company drop-offs.

6. Bus Shelter on Park Street: The plans submitted for building permit shall include installation specifications, including location, for a bus shelter at the bus stop in front of the hotel on Park Street. The applicant shall install the bus shelter prior to final building inspection. The bus shelter shall be a TOLAR, Model 13NAHP-GLWG, or equivalent, with the following specifications, as determined by the Planning Director,:
  - a. The bus shelter shall meet the following specifications: 9' in length and have a 13' high peak non-advertising passenger shelter with high peak roof design with two circular shapes.
  - b. End walls shall be 2' width, but not full end walls. The end wall shall include a map case with 1/4" clear tempered glass and tamper proof fasteners.
  - c. The shelter shall include a perforated metal bench, with back, anti-vagrant bars.
  - d. The shelter and bench shall have durable baked powder coat finish color RAL 6005 Moss Green.
  - e. Installation of the shelter shall be in accordance with manufacturer's recommendation, and the location set back from face of curb to conform with AC Transit standards, to the satisfaction of the Planning Director.
7. Landscape Plan: The final landscape plan shall include two (2) additional trees for a total of sixteen (16) trees within the parking lot, as required by Alameda Municipal Code 30-7.10.
8. Trash Enclosure: The location of the trash enclosure shall be constructed at the location shown on the site plan prepared by HRGA Architecture, dated July 5, 2019.

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.

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 Planning, Building, and Transportation Department a written notice of appeal stating the basis of appeal and paying the required fees.

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