

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, PLN18-0405, FOR THE DEMOLITION OF MORE THAN 30% OF THE VALUE OF A PRE-1942 COMMERCIAL BUILDING LOCATED AT 2070 LINCOLN AVENUE.

WHEREAS, the applicant, Bill Wong, made an application on September 10, 2018, proposing partial demolition of more than 30% of a pre-1942 commercial building to facilitate a second floor addition; and

WHEREAS, the application was deemed complete on July 15, 2019; and

WHEREAS, the General Plan designation of the site is Neighborhood Business; and

WHEREAS, the parcel is located within the C-1 (Neighborhood Business) Zoning District; and

WHEREAS, pursuant to Alameda Municipal Code (AMC) Section 13-21.7 the Building Official reviewed the demolition plans and determined the proposed demolition to exceed 30% of the value of the pre-1942 structure, therefore requiring a Certificate of Approval by the Historical Advisory Board; and

WHEREAS, pursuant to AMC Section 13-21.6, the Historical Advisory Board shall be responsible for the designation of signs of historic merit, based on guidelines adopted by the Board; and

WHEREAS, on July 6, 1989, the Historical Advisory Board adopted a Checklist for Evaluating Historic Sign Designations based on two categories, the nature of the building, and the nature of the sign. Points are assigned based on evaluation of the sign, and signs with a score of 11 points qualify for consideration to be designated a historic sign; and

WHEREAS, the subject property is not on the Alameda Historical Building Study List; and

WHEREAS, on August 1, 2019, the Board held a duly noticed public hearing, reviewed the application, including exhibits and documents, and voted unanimously to designate the "Lincoln Market Liquors" sign as historic, but directed the applicant to explore what original portions of the building remain; and

WHEREAS, on November 20, 2019, the applicant submitted new designs for the remodel and second floor addition after conducting exploratory demolition work to determine what portions of the original structure and design remained; and

WHEREAS, on December 5, 2019, the board held a duly noticed public hearing, reviewed the revised design, including exhibits and documents.

NOW, THEREFORE, BE IT RESOLVED that the Historical Advisory Board finds the project is Categorical Exempt from additional environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15301(e) – Additions to Existing Structures, which allows for additions of less than 10,000 square feet when the project site is adequately served by public services and facilities to allow for maximum development permissible in the General Plan and the project site is not located within an environmentally sensitive area. The proposed project is approximately 3,350 square feet in size, is adequately served by existing public services and facilities, and is not located within an environmentally sensitive area. As a separate and independent basis, the Historical Advisory Board finds this project exempt from CEQA pursuant to CEQA Guidelines Section 15183 (projects consistent with General Plan and Zoning).

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. **The structure to be demolished does not embody distinctive characteristics of a type, period, region, or method of construction, nor does it represent the work of an important creative individual.** The original structure and its design elements were obscured and partially damaged by remodels done in the 1950s. The applicant conducted exploratory demolition work in September and October 2019 and determined that the major components of the original design remain and redesigned the remodel to incorporate the preservation of these design elements. The demolition work will be mostly structural, which do not embody distinctive characteristics of a type, period, region, or method of construction, nor does it represent the work of an important creative individual.
2. **There are no events associated with this property that make a significant contribution to the history or cultural heritage of local or regional history.** Review of City records and historical resources and publications has not provided any additional information that suggests that this structure has historical and cultural merit. However the project proposes to restore any original building features.
3. **The property is not associated with persons important to local, state or national history.** There are no records that define the property as containing historical and cultural merit in association with the lives of important individuals. After review of City records, historical resources publications, and a search for other available records, it is unlikely this property had any important historical association.

- 4. The property does not yield any information important in prehistory or history.** While the property was developed in the early 1900s, it is not likely to yield more information about prehistory or history of the local community than what is already known.

BE IT FURTHER RESOLVED that the Historical Advisory Board approves the proposed demolition at 2070 Lincoln Avenue 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 December 5, 2022, 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 addition.
- (3) Plans submitted for final building permits shall:
  - a. Provide dimensioned detail drawings of original design elements including but not limited to bulkheads, columns, and cornices, and shall note when such elements need replacement.
  - b. The storefront windows on the Willow Street elevation shall be moved towards the Lincoln Avenue elevation and be directly adjacent to the column located at the corner of the building.
- (4) Prior to the final building inspection, the applicant/developer shall have the "Lincoln Market Liquor" sign refurbished and cleaned to replace rusted portions of the sign, and be securely installed on the Lincoln Avenue/Willow Street corner of the building, subject to all required permits. This condition of approval shall be incorporated into any subsequent entitlement approvals for this property.

**HOLD HARMLESS.** The Applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Alameda, the Alameda City Planning 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 Planning Board, and their respective agents, officers, or employees to attack, set aside, void or annul, an approval by the City of Alameda, the Planning, Building & Transportation Department, Alameda City Planning Board, or City Council related 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.

\* \* \* \* \*