

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION HAB-21-01

A RESOLUTION OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA GRANTING A CERTIFICATE OF APPROVAL, PLN20-0431, FOR THE DEMOLITION OF TWO MAIN BUILDINGS (BUILDINGS 1 AND 2) AND FOUR ACCESSORY STRUCTURES (BUILDINGS 8, 9, 10, AND 13) WITHIN THE ALAMEDA FEDERAL CENTER SITE AT 620 CENTRAL AVENUE

WHEREAS, the applicant, Alameda Point Collaborative, made an application on December 22, 2020, for a Certificate of Approval for the demolition of two main buildings (Buildings 1 and 2 (including Buildings 2A, 2B, 2C, and 2D)) and four accessory structures (Building Nos. 8, 9, 10, and 13) on a 3.65-acre portion of the Alameda Federal Center property located at 620 Central Avenue; and

WHEREAS, the application was deemed complete on February 15, 2021; and

WHEREAS, the Alameda Federal Center property is listed on the Alameda Historical Building Study List with an “s” category designation; and

WHEREAS, pursuant to Alameda Municipal Code (AMC) Section 13-21.7, the demolition of the structures on a property listed on the Historical Building Study List requires a Certificate of Approval by the Historical Advisory Board; and

WHEREAS, the Historical Advisory Board conducted a duly noticed public hearing on May 6, 2021 and examined the entirety of the record, including all submitted materials and public comments regarding the application.

NOW, THEREFORE, BE IT RESOLVED, in December 2018, the City Council by Resolution No. 15461 adopted a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) in compliance with CEQA for the McKay Wellness Center (Alameda Federal Center Reuse Project). In accordance with Section 15164 of the CEQA Guidelines, an Addendum to the Mitigated Negative Declaration has been prepared in the manner required and as authorized under CEQA, and the Historical Advisory Board has considered the MND, MMRP and Addendum, all of which are incorporated by reference as though fully set forth herein, prior to making a decision on the Certificate of Approval application. The Historical Advisory Board finds and determines that approval of the Certificate of Approval application does not raise important new issues about the potentially significant impacts on the environment that have not been previously disclosed in the MND and no further environmental review is required; and

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

1. Site: The April 28, 2021 memorandum from Page & Turnbull confirmed the conclusions of a 1996 historic evaluation that the subject buildings (Building

1 and Building 2 and accessory buildings 8, 9, 10, and 13) were either built after the site's historic period of significance (1942-1957) or have lost considerable integrity of design, materials, setting, feeling, and association with the period of significance through demolitions and redevelopment of the original training facility on adjacent parcels, and significant alterations to the existing buildings. The demolition of southern wings of Building 2 within the subject parcel, and Buildings 3, 4, 5 and 6 in the neighboring parcel, have led to an additional loss of integrity of the complex since Page & Turnbull's 1996 evaluation. The subject buildings on the subject 3.65-acre parcel are unable to convey their significant associations with either their historic use as the Maritime Service Officers School, or as an architectural example of a modern campus. They do not convey the special nature of this property's historic maritime training mission during and after World War II, or yield scientific or historic information to future researchers. Page & Turnbull concludes that the heavily modified buildings and accessory structures do not retain sufficient integrity of setting, location, design, materials, workmanship, feeling, or association to be considered a historic resource.

2. Buildings 1 and 2: Building 1 and Building 2 (including Buildings 2A, 2B, 2C, and 2D), located at 620 Central Avenue / 1245 McKay Avenue were originally constructed in 1942-1943 as part of the Maritime Service Officers School, Alameda. They were later part of a group of buildings referred to as the Alameda Federal Center, leased by various federal agencies beginning in the late 1960s. Both have been significantly altered in the nearly seven decades since the closure of the school in 1953. Page & Turnbull reviewed existing documentation regarding buildings within the subject property to provide its opinion of their eligibility for historic resource designation at the national, state, and local levels. Based on the lack of integrity of the original Maritime Service Officers School campus as a whole, and the lack of individual integrity of each of these buildings, they are not eligible for listing on the National Register, California Register, on the Alameda Historic Monuments List, or on the Historical Building Study List at any level.
3. Accessory Buildings 8, 9, 10, 13: Four additional accessory buildings within the 3.65-acre parcel, Buildings 8, 9, 10 and 13, are not directly associated with the operation of the Maritime Service Officer's School, and do not possess significance in their own right.
4. Approval of the Certificate of Approval would not result in the demolition of a historically significant building or structure. Although the property is listed on the Alameda Historical Building Study List, the subject buildings (Building 1 and Building 2 (including Buildings 2A, 2B, 2C and 2D) and Accessory Buildings 8, 9, 10 and 13) are not historic resources under CEQA (as defined by Public Resources Code section 21084.1). Said buildings have been evaluated and the preponderance of the evidence demonstrates that the subject buildings are not historically or culturally significant.

BE IT FURTHER RESOLVED that the Historical Advisory Board hereby approves the Certificate of Approval to allow the demolition of the two main buildings (Buildings 1 and 2 (including Buildings 2A, 2B, 2C and 2D)) and four accessory buildings (Buildings 8, 9, 10, and 13) subject to the following conditions:

- (1) This Certificate of Approval shall expire three (3) years after the date of approval or by May 6, 2024, unless demolition has begun under valid City permits prior to the date of expiration. This Certificate of Approval may be extended by the Planning Director for up to (2) additional years from the date of expiration upon submittal of an extension request and the associated fee.
- (2) This Certificate of Approval is not a Demolition Permit. The applicant shall separately apply for a demolition permit issued by the Building Official.
- (3) Prior to issuance of a demolition permit for the first main building (Building 1 or Building 2), the applicant shall first obtain Design Review approval by the City for a replacement building.
- (4) Mitigation Measures Required Prior to Demolition. Prior to issuance of any demolition/ building permits or certificate of occupancy, the applicant shall demonstrate compliance with the McKay Wellness Center Project Mitigation Measures Air Quality AQ-1, Biological Resources BR-1, Cultural Resources CR-1, CR-2, CR-3, CR-4, Geology and Soils GS-1, Hazardous Materials HM-1, HM-2, Water Quality WQ-1, WQ-2, WQ-3, as applicable.

INDEMNIFICATION. To the maximum extent permitted by law, the applicant (or its successor in interest) shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Alameda, its City Council, City Planning Board, officials, employees, agents and volunteers (collectively, "Indemnitees") from and against any and all claims, actions, or proceedings against Indemnitees to attack, set aside, void or annul an approval by Indemnitees relating to this project. This indemnification shall include, but is not limited to, all damages, losses, and expenses (including, without limitation, legal costs and attorney's fees) that may be awarded to the prevailing party arising out of or in connection with an approval by the Indemnitees relating to this project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in the defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding and the applicant (or its successor in interest) shall reimburse the City for its reasonable legal costs and attorneys' fees.

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.

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 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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I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Historical Advisory Board of the City of Alameda during the Regular Meeting of the Historical Advisory Board on the 6th day of May, 2021, by the following vote to wit:

AYES: (4) Jones, Wit, Lau, and Sanchez

NOES: (1) Saxby

ABSENT: (0)

ATTEST:



Allen Tai, Secretary
City of Alameda Historical Advisory
Board