

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-15-01

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN14-0700, FOR THE DEMOLITION OF A PRE-1942 DETACHED GARAGE AT 1117 MORTON STREET.

WHEREAS, Stephen Rynerson of Rynerson O'Brien Architecture, Inc. made an application on behalf of Heather Williams and Rocky Kahn on November 13, 2014 to demolish a detached garage constructed prior to 1942; and

WHEREAS, application was complete on January 15, 2015; and

WHEREAS, the General Plan designation is Low Density Residential; and

WHEREAS, the Zoning Ordinance classification is R-1, One Family Residential District; and

WHEREAS, the Board has authorized the Secretary to the Board to act on Certificate of Approvals for the demolition of garages and accessory structures; and

WHEREAS, the Secretary to the Board has made the following findings:

1. The existing structure has no historical or architectural significance.
2. The existing off-street parking spaces will be accommodated by a new detached garage and unenclosed parking in an existing driveway.

THEREFORE, BE IT RESOLVED that the Secretary of the Historical Advisory Board finds the proposal to be Categorically Exempt pursuant to Section 15303(e) – New Construction or Conversion of Small Structures of the CEQA Guidelines, which exempts the construction of accessory structures including garages from additional environmental review.

THEREFORE BE IT FURTHER RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN14-0700 with the following conditions:

1. This Certificate of Approval shall terminate three (3) years from February 10, 2015, unless actual demolition under a valid permit has begun.
2. Indemnification: The applicant, or its successors in interest, shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda and their respective agents, officers, and employees from any

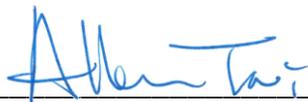
claim, action, or proceeding against the City of Alameda and their respective agents, officers or employees to attack, set aside, void or annul, any approval or related decision to this project. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees arising out of or in connection with the 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. 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 decision of the Secretary of the Historical Advisory Board shall be final unless appealed to the Historical Advisory Board within ten (10) days of this decision, by filing a Notice of Appeal with the City of Alameda Community Development Department stating the appellant claims that either the Secretary's decision is not supported by the findings or the findings are not supported by the evidence in the record, and paying the required fee.

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.

PASSED AND ADOPTED by the Secretary of the Historical Advisory Board of the City of Alameda on the 10th day of February, 2015.

Approved:  _____

Allen Tai, Secretary
Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-15-02

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN14-0748, FOR THE DEMOLITION OF A 342 SQUARE FOOT ATTACHED GARAGE AT 1820 SAN ANTONIO AVENUE.

WHEREAS, applicants Jonathan & K.C. Taylor made an application on February 3, 2015 to demolish a garage constructed prior to 1942; and

WHEREAS, application was complete on February 10, 2015; and

WHEREAS, the General Plan designation is Medium Density Residential District and

WHEREAS, the Zoning Ordinance classification is R-4, Neighborhood Residential District; and

WHEREAS, the proposal is Categorically Exempt Class 1 from CEQA, Guidelines, Section 15301(l)(4) -- demolition of a small structure which has no historical significance; and

WHEREAS, the Board has authorized the Secretary to the Board to act on Certificate of Approvals for the demolition of garages and accessory structures; and

WHEREAS, the Secretary to the Board has made the following findings:

1. The existing structure has no known historical or architectural significance.

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN14-0265 with the following conditions:

1. This Certificate of Approval shall terminate three (3) years from February 25, 2018, unless actual demolition under a valid permit has begun.
2. The applicant shall replace the garage with a new garage as depicted in the plans prepared by Jim Foster, received on February 2, 2015 and on file in the office of the City of Alameda Community Development Department, except as modified by the conditions listed in the Design Review Approval Notice.
3. Indemnification: The applicant, or its successors in interest, shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda and their respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda and their respective agents, officers or employees to attack, set aside, void or annul, any approval or

related decision to this project. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees arising out of or in connection with the 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. 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 decision of the Secretary of the Historical Advisory Board shall be final unless appealed to the Historical Advisory Board within ten (10) days of this decision, by filing a Notice of Appeal with the City of Alameda Community Development Department stating the appellant claims that either the Secretary's decision is not supported by the findings or the findings are not supported by the evidence in the record, and paying the required fee.

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.

PASSED AND ADOPTED by the Secretary of the Historical Advisory Board of the City of Alameda on the 25th of February 2015.

Approved:



Allen Tai, Secretary

City of Alameda Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-15-03

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN15-103, TO REMOVE ONE COAST LIVE OAK TREE AT 2416 ROOSEVELT DRIVE.

WHEREAS, Roberta Lee Tennant made an application on March 9, 2015 to remove a Coast Live Oak (*Quercus agrifolia*) located at 2416 Roosevelt Drive; and

WHEREAS, application was deemed complete on March 10, 2015; and

WHEREAS, the General Plan designation is Low Density Residential District; and

WHEREAS, the Zoning Ordinance classification is R-1, One-Family Residence District; and

WHEREAS, Alameda Municipal Code Section 13-21.7, identifies Coast Live Oaks as a protected tree and mandates that no protected tree shall be removed without approval of a certificate of approval; and

WHEREAS, the Applicant has submitted an arborist's report indicating that the tree is in deterioration caused by root fungus or rot, that there is no cure for root fungus or rot, that the existing loss of 80% of the tree canopy foliage indicates severe deterioration of the roots, thus the entire tree must be removed; and

WHEREAS, the Board finds that the proposed project is Categorical Exempt project in accordance with the California Environmental Quality Act (CEQA); CEQA Guidelines Section 15304, Class 4 Exemption for minor alterations to vegetation that do not involve the removal of healthy, mature, scenic trees; and

WHEREAS, the Board has authorized the Secretary to the Board to act on Certificate of Approvals for oak tree removal (Resolution No. HAB-12-12); and

WHEREAS, the Secretary to the Board has made the following finding:

1. The subject tree is in declining health, encountering decay and other structural defects that present a potential for failure, which could result in injury to persons and damage to property. These cannot be controlled or remedied through reasonable preservation practices or procedures.

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN15-0102, for the removal of one Coast Live Oak tree located at 2416 Roosevelt Drive with the following conditions:

1. This Certificate of Approval shall expire three (3) years after the date of approval or by March 23, 2018.

2. Within 10-days of this approval (April 2, 2015) the Applicant shall submit a \$250 in-lieu fee, equal to the cost of two fifteen gallon oak trees, to be collected for the purchase and planting of trees on City owned property.
3. Indemnification: The applicant, or its successors in interest, shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda and their respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda and their respective agents, officers or employees to attack, set aside, void or annul, any approval or related decision to this project. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees arising out of or in connection with the 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. 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 decision of the Secretary of the Historical Advisory Board shall be final unless appealed to the Historical Advisory Board within ten (10) days of this decision, by filing a Notice of Appeal with the City of Alameda Community Development Department stating the appellant claims that either the Secretary's decision is not supported by the findings or the findings are not supported by the evidence in the record, and paying the required fee.

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.

PASSED AND ADOPTED by the Secretary of the Historical Advisory Board of the City of Alameda on the 24th of March 2015.

Approved:



Allen Tai, Secretary

City of Alameda Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-15-04

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN15-102, TO REMOVE TWO COAST LIVE OAK TREES AT 1514 UNION STREET.

WHEREAS, Juliette Cowell made an application on March 9, 2015 to remove two (2) Coast Live Oaks (*Quercus agrifolia*) located at 1514 Union Street; and

WHEREAS, application was deemed complete on March 10, 2015; and

WHEREAS, the General Plan designation is Medium Density Residential District;
and

WHEREAS, the Zoning Ordinance classification is R-5, General Residential District;
and

WHEREAS, Alameda Municipal Code Section 13-21.7, identifies Coast Live Oaks as a protected tree and mandates that no protected tree shall be removed without approval of a certificate of approval; and

WHEREAS, the Applicant has submitted an arborist's report indicating that one tree is effectively dead due to excessive moisture on the low bark and root system which is weakening the anchoring roots and for safety reasons should be removed, the arborist report states that the second tree is the remaining stump of a larger tree that experienced a "topping cut" and that existing decay will cause future branching to be structurally compromised and that the tree should be removed to avoid it becoming an inevitable hazard; and

WHEREAS, the Board finds that the proposed project is Categorically Exempt project in accordance with the California Environmental Quality Act (CEQA); CEQA Guidelines Section 15304, Class 4 Exemption for minor alterations to vegetation that do not involve the removal of healthy, mature, scenic trees; and

WHEREAS, the Board has authorized the Secretary to the Board to act on Certificate of Approvals for oak tree removal (Resolution No. HAB-12-12); and

WHEREAS, the Secretary to the Board has made the following finding:

1. The subject tree is in declining health, encountering decay and other structural defects that present a potential for failure, which could result in injury to persons and damage to property. These cannot be controlled or remedied through reasonable preservation practices or procedures.

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN15-0102, for the removal

of two (2) Coast Live Oak trees located at 1415 Union Street with the following conditions:

1. This Certificate of Approval shall expire three (3) years after the date of approval or by March 23, 2018.
2. Within 10-days of this approval (April 2, 2015) the Applicant shall plant two (2) minimum fifteen gallon oak trees for each individual oak tree removed, or pay a \$250 in-lieu fee for each oak tree removed, or any combination thereof. The City shall use the in-lieu payment for the purchase and planting of trees on City owned property.
3. Indemnification: The applicant, or its successors in interest, shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda and their respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda and their respective agents, officers or employees to attack, set aside, void or annul, any approval or related decision to this project. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees arising out of or in connection with the 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. 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 decision of the Secretary of the Historical Advisory Board shall be final unless appealed to the Historical Advisory Board within ten (10) days of this decision, by filing a Notice of Appeal with the City of Alameda Community Development Department stating the appellant claims that either the Secretary's decision is not supported by the findings or the findings are not supported by the evidence in the record, and paying the required fee.

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.

PASSED AND ADOPTED by the Secretary of the Historical Advisory Board of the City of Alameda on the 24th of March 2015.

Approved:



Allen Tai, Secretary
City of Alameda Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-15-05

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN15-0091, FOR THE DEMOLITION OF A PRE-1942 DETACHED CARRIAGE HOUSE AT 1020 BUENA VISTA AVENUE

WHEREAS, Matthew and Malia Sage made an application on February 25, 2014 to demolish a detached carriage house constructed prior to 1942; and

WHEREAS, application was complete on March 3, 2015; and

WHEREAS, the General Plan designation is Medium Density Residential; and

WHEREAS, the Zoning Ordinance classification is R-2, Two-Family Residence District; and

WHEREAS, the Board has authorized the Secretary to the Board to act on Certificate of Approvals for the demolition of garages and accessory structures; and

WHEREAS, the Secretary to the Board has made the following findings:

1. The existing structure has no historical or architectural significance.
2. The existing off-street parking spaces will be accommodated by unenclosed parking in an existing driveway.

THEREFORE, BE IT RESOLVED that the Secretary of the Historical Advisory Board finds the proposal to be Categorically Exempt pursuant to Section 15303(e) – New Construction or Conversion of Small Structures of the CEQA Guidelines, which exempts the construction of accessory structures including garages from additional environmental review.

THEREFORE BE IT FURTHER RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN14-0700 with the following conditions:

1. This Certificate of Approval shall terminate three (3) years from March 24, 2015, unless actual demolition under a valid permit has begun.
2. Indemnification: The applicant, or its successors in interest, shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda and their respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda and their respective

agents, officers or employees to attack, set aside, void or annul, any approval or related decision to this project. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees arising out of or in connection with the 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. 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 decision of the Secretary of the Historical Advisory Board shall be final unless appealed to the Historical Advisory Board within ten (10) days of this decision, by filing a Notice of Appeal with the City of Alameda Community Development Department stating the appellant claims that either the Secretary's decision is not supported by the findings or the findings are not supported by the evidence in the record, and paying the required fee.

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.

PASSED AND ADOPTED by the Secretary of the Historical Advisory Board of the City of Alameda on the 24th day of March, 2015.

Approved: Allen Tai

Allen Tai, Secretary
Historical Advisory Board

HAB-15-06

PLN15-0069

APPLICATION WITHDRAWN

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-15-07

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN15-174, TO REMOVE ONE COAST LIVE OAK TREE AT 3215 LIBERTY AVE.

WHEREAS, Daniel and Sheila Danehy-Oakes made an application on April 14, 2015 to remove a Coast Live Oak (*Quercus agrifolia*) located at 3215 Liberty Ave; and

WHEREAS, application was deemed complete on April 23, 2015; and

WHEREAS, the General Plan designation is Low Density Residential District; and

WHEREAS, the Zoning Ordinance classification is R-1, One-Family Residence District; and

WHEREAS, Alameda Municipal Code Section 13-21.7, identifies Coast Live Oaks as a protected tree and mandates that no protected tree shall be removed without approval of a certificate of approval; and

WHEREAS, the Applicant submitted photographic evidence that the Coast Live Oak had already fallen on its own accord after the accessory structure that was supporting it was removed from the property; and

WHEREAS, the Board finds that the proposed project is Categorically Exempt project in accordance with the California Environmental Quality Act (CEQA); CEQA Guidelines Section 15304, Class 4 Exemption for minor alterations to vegetation that do not involve the removal of healthy, mature, scenic trees; and

WHEREAS, the Board has authorized the Secretary to the Board to act on Certificate of Approvals for oak tree removal (Resolution No. HAB-12-12); and

WHEREAS, the Secretary to the Board has made the following finding:

1. The subject tree is in declining health, encountering decay and other structural defects that present a potential for failure, which could result in injury to persons and damage to property. These cannot be controlled or remedied through reasonable preservation practices or procedures.

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN15-0174, for the removal of one Coast Live Oak tree located at 3215 Liberty Ave with the following conditions:

1. This Certificate of Approval shall expire three (3) years after the date of approval or by May 12, 2018.
2. Within 10-days of this approval (May 26, 2015) the Applicant shall submit a \$250

in-lieu fee, equal to the cost of two fifteen gallon oak trees, to be collected for the purchase and planting of trees on City owned property.

3. Indemnification: The applicant, or its successors in interest, shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda and their respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda and their respective agents, officers or employees to attack, set aside, void or annul, any approval or related decision to this project. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees arising out of or in connection with the 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. 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 decision of the Secretary of the Historical Advisory Board shall be final unless appealed to the Historical Advisory Board within ten (10) days of this decision, by filing a Notice of Appeal with the City of Alameda Community Development Department stating the appellant claims that either the Secretary's decision is not supported by the findings or the findings are not supported by the evidence in the record, and paying the required fee.

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.

PASSED AND ADOPTED by the Secretary of the Historical Advisory Board of the City of Alameda on the 12th of May 2015.

Approved:



Allen Tai, Secretary

City of Alameda Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-15-08

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN15-0231, FOR THE DEMOLITION OF A PRE-1942 DETACHED GARAGE AT 1717 VERSAILLES AVE

WHEREAS, Matt Wong made an application on May 21, 2015 to demolish a portion of a detached garage constructed prior to 1942; and

WHEREAS, the Building Official has determined that the portion of the garage being demolished constitutes more than 30% the value of the existing structure; and

WHEREAS, the application was complete on June 4, 2015; and

WHEREAS, the General Plan designation is Low Density Residential; and

WHEREAS, the Zoning Ordinance classification is R-1, One-Family Residence District; and

WHEREAS, the Board has authorized the Secretary to the Board to act on Certificate of Approvals for the demolition of garages and accessory structures; and

WHEREAS, the Secretary to the Board has made the following findings:

1. The existing structure has no historical or architectural significance.
2. The existing structure is being adversely impacted by the roots of a Coast Live Oak tree on the neighboring property, and the removal of the specified section of the garage will enable continued health of the Coast Live Oak tree.
3. The required off-street parking spaces will be accommodated by the remaining portion of the detached garage and an unenclosed parking space.

THEREFORE, BE IT RESOLVED that the Secretary of the Historical Advisory Board finds the proposal to be Categorically Exempt pursuant to Section 15301(l) – demolition of accessory structures.

THEREFORE BE IT FURTHER RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN15-0231 with the following conditions:

1. This Certificate of Approval shall terminate three (3) years from June 23 2015, unless actual demolition under a valid permit has begun.

2. Indemnification: The applicant, or its successors in interest, shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda and their respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda and their respective agents, officers or employees to attack, set aside, void or annul, any approval or related decision to this project. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees arising out of or in connection with the 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. 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 decision of the Secretary of the Historical Advisory Board shall be final unless appealed to the Historical Advisory Board within ten (10) days of this decision, by filing a Notice of Appeal with the City of Alameda Community Development Department stating the appellant claims that either the Secretary's decision is not supported by the findings or the findings are not supported by the evidence in the record, and paying the required fee.

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.

PASSED AND ADOPTED by the Secretary of the Historical Advisory Board of the City of Alameda on the 23rd day of June, 2015.

Approved: _____



Allen Tai, Secretary
Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-15-09

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN15-0324, TO REMOVE ONE COAST LIVE OAK TREE AT 2056 SAN JOSE AVE.

WHEREAS, Carmen Davis made an application on July 7, 2015 to remove a Coast Live Oak (*Quercus agrifolia*) located at 2056 San Jose Ave; and

WHEREAS, application was deemed complete on July 13, 2015; and

WHEREAS, the General Plan designation is Medium Density Residential District; and

WHEREAS, the Zoning Ordinance classification is R-4, Neighborhood Residential District; and

WHEREAS, Alameda Municipal Code Section 13-21.7, identifies Coast Live Oaks as a protected tree and mandates that no protected tree shall be removed without approval of a certificate of approval; and

WHEREAS, the Applicant submitted a report from a certified arborist stating the proximity of the foundation for 2056 San Jose Ave was impacting the health of the tree, and the continued growth of the tree would compromise the foundation of 2056 San Jose Ave; and

WHEREAS, the Board finds that the proposed project is Categorically Exempt project in accordance with the California Environmental Quality Act (CEQA); CEQA Guidelines Section 15304, Class 4 Exemption for minor alterations to vegetation that do not involve the removal of healthy, mature, scenic trees; and

WHEREAS, the Board has authorized the Secretary to the Board to act on Certificate of Approvals for oak tree removal (Resolution No. HAB-12-12); and

WHEREAS, the Secretary to the Board has made the following finding:

1. The subject tree is in declining health, encountering decay and other structural defects that present a potential for failure, which could result in injury to persons and damage to property. These cannot be controlled or remedied through reasonable preservation practices or procedures.

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN15-0174, for the removal of one Coast Live Oak tree located at 3215 Liberty Ave with the following conditions:

1. This Certificate of Approval shall expire three (3) years after the date of approval

or by August 3, 2018.

2. Within 10-days of this approval (August 13, 2015) the Applicant shall submit a \$250 in-lieu fee, equal to the cost of two fifteen gallon oak trees, to be collected for the purchase and planting of trees on City owned property.
3. Indemnification: The applicant, or its successors in interest, shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda and their respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda and their respective agents, officers or employees to attack, set aside, void or annul, any approval or related decision to this project. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees arising out of or in connection with the 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. 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 decision of the Secretary of the Historical Advisory Board shall be final unless appealed to the Historical Advisory Board within ten (10) days of this decision, by filing a Notice of Appeal with the City of Alameda Community Development Department stating the appellant claims that either the Secretary's decision is not supported by the findings or the findings are not supported by the evidence in the record, and paying the required fee.

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.

PASSED AND ADOPTED by the Secretary of the Historical Advisory Board of the City of Alameda on the 3rd of August 2015.

Approved:



Allen Tai, Secretary

City of Alameda Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-15-10

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN15-0284, FOR THE DEMOLITION OF A PRE-1942 DETACHED GARAGE AT 1104 FOUNTAIN STREET.

WHEREAS, Maggie Maiers of Maggie Maiers Architect AIA. made an application on behalf of Robert Pagano on June 24, 2015 to demolish a detached garage constructed prior to 1942; and

WHEREAS, application was complete on July 13, 2015; and

WHEREAS, the General Plan designation is Low Density Residential; and

WHEREAS, the Zoning Ordinance classification is R-1, One Family Residential District; and

WHEREAS, the Board has authorized the Secretary to the Board to act on Certificate of Approvals for the demolition of garages and accessory structures; and

WHEREAS, the Secretary to the Board has made the following findings:

1. The existing structure has no historical or architectural significance.
2. The existing off-street parking spaces will be accommodated by a new detached garage and unenclosed parking in an existing driveway.

THEREFORE, BE IT RESOLVED that the Secretary of the Historical Advisory Board finds the proposal to be Categorically Exempt pursuant to Section 15303(e) – New Construction or Conversion of Small Structures of the CEQA Guidelines, which exempts the construction of accessory structures including garages from additional environmental review.

THEREFORE BE IT FURTHER RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN15-0284 with the following conditions:

1. This Certificate of Approval shall terminate three (3) years from August 11, 2015, unless actual demolition under a valid permit has begun.
2. Indemnification: The applicant, or its successors in interest, shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the

City of Alameda and their respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda and their respective agents, officers or employees to attack, set aside, void or annul, any approval or related decision to this project. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees arising out of or in connection with the 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.

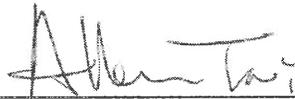
NOTICE. No judicial proceedings subject to review pursuant to California Code of Civil Procedure Section 1094.5 may be prosecuted more than ninety (90) days following the date of this decision plus extensions authorized by California Code of Civil Procedure Section 1094.6

NOTICE. The decision of the Secretary of the Historical Advisory Board shall be final unless appealed to the Historical Advisory Board within ten (10) days of this decision, by filing a Notice of Appeal with the City of Alameda Community Development Department stating the appellant claims that either the Secretary's decision is not supported by the findings or the findings are not supported by the evidence in the record, and paying the required fee.

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.

PASSED AND ADOPTED by the Secretary of the Historical Advisory Board of the City of Alameda on the 11th day of August, 2015.

Approved: _____



Allen Tai, Secretary
Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-15-11

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN15-0350, FOR THE DEMOLITION OF A PRE-1942 DETACHED GARAGE AT 2414 SAN JOSE AVENUE

WHEREAS, Jorge Puga made an application on July 27, 2015 to demolish a portion of a detached garage constructed prior to 1942; and

WHEREAS, the existing detached garage is jointly owned between the properties at 2414 San Jose Ave, 2416 San Jose Ave and 1193 Park Ave and the property owners of all three properties have signed the Certificate of Approval application; and

WHEREAS, the applicant is proposing to demolish the portion of the garage owned and maintained by 2414 San Jose Ave; and

WHEREAS, the Building Official has determined that the portion of the garage being demolished constitutes more than 30% the value of the existing structure; and

WHEREAS, the application was complete on August 10, 2015; and

WHEREAS, the General Plan designation is Medium Density Residential; and

WHEREAS, the Zoning Ordinance classification is R-5, General Residential District;
and

WHEREAS, the Board has authorized the Secretary to the Board to act on Certificate of Approvals for the demolition of garages and accessory structures; and

WHEREAS, the Secretary to the Board has made the following findings:

1. The existing structure has no historical or architectural significance.
2. The required off-street parking requirements for 2414 San Jose Ave, 2416 San Jose Ave and 1193 Park Ave will not be impacted by the demolition of this portion of a detached garage.

THEREFORE, BE IT RESOLVED that the Secretary of the Historical Advisory Board finds the proposal to be Categorically Exempt pursuant to Section 15301(l) – demolition of accessory structures.

THEREFORE BE IT FURTHER RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN15-0350

with the following conditions:

1. This Certificate of Approval shall terminate three (3) years from August 26, 2015, unless actual demolition under a valid permit has begun.
2. Indemnification: The applicant, or its successors in interest, shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda and their respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda and their respective agents, officers or employees to attack, set aside, void or annul, any approval or related decision to this project. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees arising out of or in connection with the 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. 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 decision of the Secretary of the Historical Advisory Board shall be final unless appealed to the Historical Advisory Board within ten (10) days of this decision, by filing a Notice of Appeal with the City of Alameda Community Development Department stating the appellant claims that either the Secretary's decision is not supported by the findings or the findings are not supported by the evidence in the record, and paying the required fee.

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.

PASSED AND ADOPTED by the Secretary of the Historical Advisory Board of the City of Alameda on the 26th day of August, 2015.

Approved: _____



Allen Tai, Secretary
Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-15-12

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN15-0442, FOR THE DEMOLITION OF A 410-SQUARE-FOOT TWO CAR DETACHED GARAGE AND ATTACHED 190-SQUARE-FOOT ACCESSORY STRUCTURE AT 1448 BENTON STREET

WHEREAS, Tom Kubo made an application on September 21, 2015 to demolish a garage and attached accessory structure constructed prior to 1942; and

WHEREAS, application was complete on September 21, 2015; and

WHEREAS, the General Plan designation is Medium Density Residential; and

WHEREAS, the Zoning Ordinance classification is R-4, Neighborhood Residential District; and

WHEREAS, the proposal qualifies for a Class 1 Categorical Exemption per CEQA Guidelines, Section 15301(l)(4) -- demolition of a small structure which has no historical significance; and

WHEREAS, the Board has authorized the Secretary to the Board to act on Certificate of Approvals for the demolition of garages and accessory structures; and

WHEREAS, the Secretary to the Board has made the following findings:

1. The existing structures have no known historical or architectural significance.
2. The two car garage and accessory structure attached to the garage will be rebuilt with the same floor area, same floor plan, and comparable elevations. The existing off-street parking will be accommodated by the new two car garage.

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN15-0442 with the following conditions:

1. This Certificate of Approval shall terminate three (3) years from October 13, 2015, unless actual demolition under a valid permit has begun.
2. Indemnification: The applicant, or its successors in interest, shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda and their respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda and their respective

agents, officers or employees to attack, set aside, void or annul, any approval or related decision to this project. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees arising out of or in connection with the 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. 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 decision of the Secretary of the Historical Advisory Board shall be final unless appealed to the Historical Advisory Board within ten (10) days of this decision, by filing a Notice of Appeal with the City of Alameda Community Development Department stating the appellant claims that either the Secretary's decision is not supported by the findings or the findings are not supported by the evidence in the record, and paying the required fee.

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.

PASSED AND ADOPTED by the Secretary of the Historical Advisory Board of the City of Alameda on the 13th of October 2015.

Approved: _____

A handwritten signature in blue ink, appearing to read "Allen Tai", is written over a horizontal line.

Allen Tai, Secretary
Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-15-13

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN15-0378, FOR THE DEMOLITION OF A 360-SQUARE-FOOT DETACHED GARAGE AT 3208 FAIRVIEW AVENUE.

WHEREAS, Joanna Bianchi made an application on September 10, 2015 to demolish a garage constructed prior to 1942; and

WHEREAS, application was complete on September 15, 2015; and

WHEREAS, the General Plan designation is Low Density Residential; and

WHEREAS, the Zoning Ordinance classification is R-1, One-Family Residence District; and

WHEREAS, the proposal QUALIFIES FOR A Class 1 Categorical Exemption per CEQA Guidelines, Section 15301(l)(4) -- demolition of a small structure which has no historical significance; and

WHEREAS, the Board has authorized the Secretary to the Board to act on Certificate of Approvals for the demolition of garages and accessory structures; and

WHEREAS, the Secretary to the Board has made the following findings:

1. The existing structure has no known historical or architectural significance.
2. The existing off-street parking space will be accommodated by a new 400-square-foot detached garage.

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN15-0378 with the following conditions:

1. This Certificate of Approval shall terminate three (3) years from October 13, 2015, unless actual demolition under a valid permit has begun.
2. Indemnification: The applicant, or its successors in interest, shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda and their respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda and their respective agents, officers or employees to attack, set aside, void or annul, any approval or related decision to this project. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees arising out of or in connection with the 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.

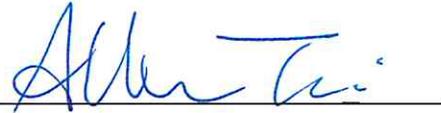
NOTICE. No judicial proceedings subject to review pursuant to California Code of Civil Procedure Section 1094.5 may be prosecuted more than ninety (90) days following the date of this decision plus extensions authorized by California Code of Civil Procedure Section 1094.6

NOTICE. The decision of the Secretary of the Historical Advisory Board shall be final unless appealed to the Historical Advisory Board within ten (10) days of this decision, by filing a Notice of Appeal with the City of Alameda Community Development Department stating the appellant claims that either the Secretary's decision is not supported by the findings or the findings are not supported by the evidence in the record, and paying the required fee.

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.

PASSED AND ADOPTED by the Secretary of the Historical Advisory Board of the City of Alameda on the 13th of October 2015.

Approved: _____

A handwritten signature in blue ink, appearing to read "Allen Tai", is written over a horizontal line.

Allen Tai, Secretary
Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-15-14

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN15-0444, FOR THE DEMOLITION OF A DETACHED GARAGE AT 1800 ALAMEDA AVENUE.

WHEREAS, Theo Paaske made an application on September 21, 2015 to demolish a garage constructed prior to 1942; and

WHEREAS, application was complete on October 8, 2015; and

WHEREAS, the General Plan designation is Medium Density Residential; and

WHEREAS, the Zoning Ordinance classification is R-4, Neighborhood Residential; and

WHEREAS, the proposal qualifies for a Class 1 Categorical Exemption per CEQA Guidelines Section 15301(l)(4) -- demolition of a small structure which has no historical significance; and

WHEREAS, the Board has authorized the Secretary to the Board to act on Certificate of Approvals for the demolition of garages and accessory structures; and

WHEREAS, the Secretary to the Board has made the following findings:

1. The existing structure has no known historical or architectural significance.
2. The new garage design is compatible with the existing single-family house, including a carriage door that is a visual match to the existing carriage door and a new roof pitch that is compatible with the roof pitch of the existing single-family house.
3. The existing off-street compact parking space will be accommodated by the new detached garage.

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN15-0444 with the following conditions:

1. This Certificate of Approval shall terminate three (3) years from October 27, 2015, unless actual demolition under a valid permit has begun.
2. Indemnification: The applicant, or its successors in interest, shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda and their respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda and their respective agents, officers or employees to attack, set aside, void or annul, any approval or

related decision to this project. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees arising out of or in connection with the 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. 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 decision of the Secretary of the Historical Advisory Board shall be final unless appealed to the Historical Advisory Board within ten (10) days of this decision, by filing a Notice of Appeal with the City of Alameda Community Development Department stating the appellant claims that either the Secretary's decision is not supported by the findings or the findings are not supported by the evidence in the record, and paying the required fee.

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.

PASSED AND ADOPTED by the Secretary of the Historical Advisory Board of the City of Alameda on the 27th of October 2015.

Approved: _____



Allen Tai, Secretary
Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-15-15

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN15-0505, TO REMOVE ONE COAST LIVE OAK TREE AT 1428 EIGHTH STREET.

WHEREAS, Yvonne Harris made an application on October 20, 2015 to remove a Coast Live Oak (*Quercus agrifolia*) located at 1428 Eighth St.; and

WHEREAS, the application was deemed complete on October 26, 2015; and

WHEREAS, the General Plan designation is Medium Density Residential District; and

WHEREAS, the Zoning Ordinance classification is R-4, Neighborhood Residential District; and

WHEREAS, Alameda Municipal Code Section 13-21.7, identifies Coast Live Oaks as a protected tree and mandates that no protected tree shall be removed without approval of a certificate of approval; and

WHEREAS, the Applicant submitted a report from a certified arborist stating the continued growth of the tree would compromise the foundation of 1428 Eighth Street and public sidewalk in front of the property; and

WHEREAS, the Board finds that the proposed project is Categorically Exempt project in accordance with the California Environmental Quality Act (CEQA); CEQA Guidelines Section 15304, Class 4 Exemption for minor alterations to vegetation that do not involve the removal of healthy, mature, scenic trees; and

WHEREAS, the Board has authorized the Secretary to the Board to act on Certificate of Approvals for oak tree removal (Resolution No. HAB-12-12); and

WHEREAS, the Secretary to the Board has made the following finding:

1. The subject tree is located so that its continued root growth will cause irreparable damage to the foundation of the single family residence at 1428 Eighth Street, as well as continually damage the adjacent sidewalk creating a hazard within the public right of way. It is the recommendation of a certified arborist to have the tree removed.

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN15-0505, for the removal of one Coast Live Oak tree located at 1428 Eighth St. with the following conditions:

1. This Certificate of Approval shall expire three (3) years after the date of approval

or by November 9, 2018.

2. Within 10-days of this approval (November 19, 2015) the Applicant shall submit a \$250 in-lieu fee, equal to the cost of two fifteen gallon oak trees, to be collected for the purchase and planting of trees on City owned property.
3. Indemnification: The applicant, or its successors in interest, shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda and their respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda and their respective agents, officers or employees to attack, set aside, void or annul, any approval or related decision to this project. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees arising out of or in connection with the 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. 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 decision of the Secretary of the Historical Advisory Board shall be final unless appealed to the Historical Advisory Board within ten (10) days of this decision, by filing a Notice of Appeal with the City of Alameda Community Development Department stating the appellant claims that either the Secretary's decision is not supported by the findings or the findings are not supported by the evidence in the record, and paying the required fee.

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.

PASSED AND ADOPTED by the Secretary of the Historical Advisory Board of the City of Alameda on the 9th of November 2015.

Approved:



Allen Tai, Secretary
City of Alameda Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-15-16

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN15-0397, FOR THE DEMOLITION OF AN ACCESSORY STRUCTURE AT 2900 MAIN ST.

WHEREAS, applicant Alexandra Saikley Architects made an application on August 17, 2015 to demolish an accessory structure constructed prior to 1942; and

WHEREAS, application was complete on November 23, 2015; and

WHEREAS, the General Plan designation is General Industry District and

WHEREAS, the Zoning Ordinance classification is M-2 General Industrial (Manufacturing) District; and

WHEREAS, the proposal is Categorically Exempt Class 1 from CEQA, Guidelines, Section 15301(l)(4) -- demolition of a small structure which has no historical significance; and

WHEREAS, the Board has authorized the Secretary to the Board to act on Certificate of Approvals for the demolition of garages and accessory structures; and

WHEREAS, the Secretary to the Board has made the following findings:

1. On July 5, 2012, the City of Alameda Historic Advisory Board certified the Final Environmental Impact Report (FEIR) for the Certificate of Approval to remove the Todd Shipyard Crane (Resolution No. HAB-12-13). In that FEIR the subject building was determined to not be central to the interpretation of the Todd Shipyard Historic District.
2. Exhibit D of the certified FEIR for the Todd Shipyard Crane Certificate of Approval is the Preservation Maintenance Plan prepared for the U.S. Army Corps of Engineers and Port of Oakland, completed in 2002. Exhibit D designated the subject building has having a low level of importance within the Historic District, determined that the subject building could not be salvaged with existing materials, and recommended demolition of the structure.
3. No rehabilitation work has been completed on the subject building since the adoption of the Preservation Maintenance Plan. The subject building remains in the same state of disrepair.

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN15-0397 with the following conditions:

1. This Certificate of Approval shall terminate three (3) years from December 14, 2018, unless actual demolition under a valid permit has begun.
2. Indemnification: The applicant, or its successors in interest, shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda and their respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda and their respective agents, officers or employees to attack, set aside, void or annul, any approval or related decision to this project. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees arising out of or in connection with the 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. 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 decision of the Secretary of the Historical Advisory Board shall be final unless appealed to the Historical Advisory Board within ten (10) days of this decision, by filing a Notice of Appeal with the City of Alameda Community Development Department stating the appellant claims that either the Secretary's decision is not supported by the findings or the findings are not supported by the evidence in the record, and paying the required fee.

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.

PASSED AND ADOPTED by the Secretary of the Historical Advisory Board of the City of Alameda on the 14th of December 2015.

Approved:



Allen Tai, Secretary

City of Alameda Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-15-17

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN15-0541, FOR THE DEMOLITION OF A PRE-1942 DETACHED GARAGE AT 1633 LINCOLN AVENUE.

WHEREAS, Angela Klein, Architect, made an application on behalf of Stephen Haas on November 9, 2015 to demolish a detached garage constructed prior to 1942; and

WHEREAS, application was complete on November 25, 2015; and

WHEREAS, the General Plan designation is Medium Density Residential; and

WHEREAS, the Zoning Ordinance classification is R-3, Garden Residential District; and

WHEREAS, the Board has authorized the Secretary to the Board to act on Certificate of Approvals for the demolition of garages and accessory structures; and

WHEREAS, the Secretary to the Board has made the following findings:

1. The existing structure has no historical or architectural significance.
2. The existing off-street parking spaces will be accommodated by a new detached garage and unenclosed parking in an existing driveway.

THEREFORE, BE IT RESOLVED that the Secretary of the Historical Advisory Board finds the proposal to be Categorically Exempt pursuant to Section 15301 – which allows permitting and licensing of existing private structures involving negligible or no expansion of use beyond that which exists, and the demolition of accessory structures including garages.

THEREFORE BE IT FURTHER RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN15-0541 with the following conditions:

1. This Certificate of Approval shall terminate three (3) years from December 28, 2015, unless actual demolition under a valid permit has begun.
2. Indemnification: The applicant, or its successors in interest, shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda and their respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda and their respective

agents, officers or employees to attack, set aside, void or annul, any approval or related decision to this project. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees arising out of or in connection with the 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. 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 decision of the Secretary of the Historical Advisory Board shall be final unless appealed to the Historical Advisory Board within ten (10) days of this decision, by filing a Notice of Appeal with the City of Alameda Community Development Department stating the appellant claims that either the Secretary's decision is not supported by the findings or the findings are not supported by the evidence in the record, and paying the required fee.

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.

PASSED AND ADOPTED by the Secretary of the Historical Advisory Board of the City of Alameda on the 28th day of December, 2015.

Approved: Allen Tai

Allen Tai, Secretary
Historical Advisory Board