

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-16-01

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN15-0590, FOR THE DEMOLITION OF A 221-SQUARE-FOOT DETACHED GARAGE AT 1512 VERDI STREET.

WHEREAS, applicants Jessica and Alexander Reed made an application on December 9, 2015 to demolish a garage constructed prior to 1942; and

WHEREAS, application was complete on January 11, 2016; 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 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 216-square-foot detached garage which will be built in the same location as the existing structure.

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN15-0590 with the following conditions:

1. This Certificate of Approval shall terminate three (3) years from January 25, 2016, 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 25th of January 2016.

Approved:



Allen Tai, Secretary
City of Alameda Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-16-02

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN16-0030, FOR THE REMOVAL OF A LONDON PLANE TREE (PLATANUS ACERTFOLIA), LOCATED WITHIN THE PUBLIC RIGHT OF WAY AND ADJACENT TO THE PROPERTY AT 3215 CENTRAL AVENUE.

WHEREAS, applicant Jesse Barajas on behalf of the City of Alameda's Public Works Department made an application on January 20, 2016 to remove a London Plane tree (*Platanus acerfolia*) located in the public right of way; and

WHEREAS, the application was deemed complete on January 25, 2016; and

WHEREAS, Alameda Municipal Code (AMC) Section 13-21.7 designates any street tree located on Central Avenue as a protected tree; and

WHEREAS, AMC Section 13-21.7 also states that the removal of a protected tree shall require the approval of a Certificate of Approval from the Historical Advisory Board; and

WHEREAS, the proposal is a 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 the removal of protected trees; and

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

1. A certified arborist deemed the tree to be dead and recommended removing the tree.

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN16-0030 with the following conditions:

1. This Certificate of Approval shall terminate three (3) years from February 8, 2016.
2. Applicant shall replace the removed tree with a 15 gallon or greater sized London Plane (*Platanus acerfolia*) tree.
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.

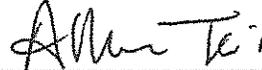
NOTICE. No judicial proceedings subject to review pursuant to California Code of Civil Procedure Section 1094.5 may be prosecuted more than ninety (90) days following the date of this decision plus extensions authorized by California Code of Civil Procedure Section 1094.6

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 8th of February 2016.

Approved:



Allen Tai, Secretary

City of Alameda Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-16-03

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN16-0031, FOR THE REMOVAL OF A LONDON PLANE TREE (PLATANUS ACERTFOLIA), LOCATED WITHIN THE PUBLIC RIGHT OF WAY AND ADJACENT TO THE PROPERTY AT 1738 CENTRAL AVENUE.

WHEREAS, applicant Jesse Barajas on behalf of the City of Alameda's Public Works Department made an application on January 20, 2016 to remove a London Plane tree (*Platanus acerfolia*) located in the public right of way; and

WHEREAS, the application was deemed complete on January 25, 2016; and

WHEREAS, Alameda Municipal Code (AMC) Section 13-21.7 designates any street tree located on Central Avenue as a protected tree; and

WHEREAS, AMC Section 13-21.7 also states that the removal of a protected tree shall require the approval of a Certificate of Approval from the Historical Advisory Board; and

WHEREAS, the proposal is a Categorically Exempt 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 the removal of protected trees; and

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

1. A certified arborist deemed the tree to be dead and recommended removing the tree.

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN16-0030 with the following conditions:

1. This Certificate of Approval shall terminate three (3) years from February 8, 2016.
2. Applicant shall replace the removed tree with a 15 gallon or greater sized London Plane (*Platanus acerfolia*) tree.
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.

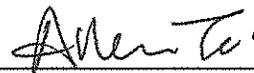
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NOTICE. The decision of the Secretary of the Historical Advisory Board shall be final unless appealed to the Historical Advisory Board within ten (10) days of this decision, by filing a Notice of Appeal with the City of Alameda Community Development 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 8th of February 2016.

Approved:



Allen Tai, Secretary
City of Alameda Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-16-04

A RESOLUTION OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA GRANTING CERTIFICATE OF APPROVAL FOR CONSTRUCTION OF BLOCK 11 ADJACENT TO THE NAS HISTORIC DISTRICT AND A WATERFRONT PARK ON THE TAXIWAYS WITHIN THE NAS HISTORIC DISTRICT.

WHEREAS, an application was made by Alameda Point Partners (APP) for Certificate of Approval for a Phase 1 of the Waterfront Park and Block 11 within the approved Site A Development Plan in the Waterfront Town Center Precise Plan (Town Center Plan) area of the Alameda Point property; and

WHEREAS, the proposed plan for Phase 1 of the Waterfront Park consists of 2.63-acre waterfront park along the northern edge of the Seaplane Lagoon largely within the Naval Air Station Alameda Historic District (NAS Historical District); and

WHEREAS, the proposed Block 11 consists of a single new building which will be located immediately adjacent to the NAS Historic District; and

WHEREAS, the Waterfront Park and Block 11 are designated as Mixed Use in the General Plan; and

WHEREAS, the Waterfront Park and Block 11 are located within the Alameda Point Waterfront Town Center Sub-district (WTC Sub-district); which is in the Alameda Point District [Alameda Municipal Code (AMC) 30-4.24] of the Zoning Ordinance and

WHEREAS, the Town Center Plan is a Specific Plan pursuant to Government Code Section 65450 et seq. for a transit-oriented development of the waterfront lands that surround the Seaplane Lagoon and the property at the entrance of Alameda Point between Main Street and Seaplane Lagoon;

WHEREAS, the Alameda Point Project, including the Town Center Plan containing Site A, was adequately considered under the California Environmental Quality Act ("CEQA"), and by Resolution No. 14891 the City Council of the City of Alameda certified the Final Alameda Point Environmental Impact Report (FEIR) (State Clearinghouse No. 201312043) California Public Resources Code Section 21000 et seq. and adopted written findings and a Mitigation Monitoring and Reporting Program ("MMRP") on February 4, 2014, for the Alameda Point Project, including the Town Center Plan area which contains Site A; and Block 11 architectural design and the adjacent Waterfront Park are consistent with the General Plan, Zoning Ordinance, Town Center Plan, and Site A Development Plan; and there are no environmental impacts peculiar to Block 11 or the Waterfront Park that were not analyzed in the FEIR; and there are no potentially significant off-site impacts of the proposed Block 11 and adjacent Waterfront Park project and there are no cumulative impacts to which the proposed Block 11 and adjacent waterfront park project makes a considerable contribution which were not discussed in the FEIR; and there are no

previously identified significant impacts of the proposed Block 11 and adjacent Waterfront Park project which, as a result of substantial new information which was not known at the time the EIR was certified, have been determined to have a more severe adverse impact than discussed in the FEIR.

WHEREAS, the Phase 1 Waterfront Park is located within the Site A Development plan approved by the City Council on June 16, 2015;

WHEREAS, the Town Center Plan and the Site A Development Plan require that the Historical Advisory Board review and approve a Certificate of Approval for any proposed project within the NAS Historic District;

WHEREAS, the Historical Advisory Board held public hearings on January 5, 2016 and on March 3, 2016 for this application, and examined pertinent maps, drawings, and documents;

WHEREAS, the Historical Advisory Board shall determine whether to issue a certificate of approval, with or without conditions of approval, based on whether plans and specifications meet the standards established by the Historical Advisory Board and the Secretary of the Interior's standards for rehabilitation and guidelines for rehabilitating historic buildings pursuant to Section 13-21.5(b) of the Alameda Municipal Code, and

NOW, THEREFORE, BE IT RESOLVED, that the Historical Advisory Board approves the Certificate of Approval request for **Block 11** based on the following findings with respect to the project's consistency with the Secretary of the Interior's Standards for Rehabilitation:

Rehabilitation Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships. Construction of a residential building within this part of the NAS Alameda Historic District, which was traditionally devoted to industrial and operational uses, is not inherently harmful to the small portion of the historic district that it will occupy. Indeed, only the western third of Block 11 will overlap the eastern boundary of the historic district. Most of the area where Block 11 will be built is occupied by parking lots and streets. Three non-historic industrial buildings, including one inside the historic district boundaries, will be demolished, but are not contributors or significant in their own right. Because residential uses are not incompatible with a military base and because the proposed new building barely overlaps the far southeastern corner of the historic district, the proposed project complies with Rehabilitation Standard 1.

Rehabilitation Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.

The proposed project will add a new, seven-story building to the southeastern corner of the NAS Alameda Historic District. The project will not result in the removal of any distinctive materials or features of the historic district. It will introduce a new feature which has the

potential to alter existing spatial relationships outside of the historic district but visual impacts within the district will be limited to the fact that a 78'-high building will be built within approximately 150 feet of the nearest district contributors, Buildings 41 and 77. Though Block 11 will be a substantial building, Buildings 41 and 77 are also large buildings, especially Building 41, which would be the closest district contributor to Block 11. In conclusion, based on the 150-foot setback, the large scale of the nearby district contributors, and the location of the new building at the far southeast corner of the historic district, where it will not disrupt existing spatial relationships or view corridors, the proposed project complies with Rehabilitation Standard 2.

Rehabilitation Standard 3: Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken. Rehabilitation Standard 3 does not apply to the proposed project.

Rehabilitation Standard 4: Changes to a property that have acquired significance in their own right will be retained and preserved. The only building within the boundaries of the NAS Alameda historic district that would be demolished is Building 544. Constructed in 1974, the non-descript, metal-clad, modular building was constructed nearly three decades after the end of the period of significance and it is not architecturally significant. The other two buildings that would be demolished, Buildings 13 and 66, are not inside the boundaries of the historic district. Because it would not demolish or change elements of the property that have gained significance, the proposed project complies with Rehabilitation Standard 4.

Rehabilitation Standard 5: Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved. Rehabilitation Standard 5 does not apply to the proposed project.

Rehabilitation Standard 6: Deteriorated historic features will be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence. Rehabilitation Standard 6 does not apply to the proposed project.

Rehabilitation Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used. Rehabilitation Standard 7 does not apply to the proposed project.

Rehabilitation Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. Analysis of the presence of potential archaeological resources on the project site, if any, is beyond the scope of this memorandum. However, if archeological resources are discovered, standard mitigation measures typically required by the City of Alameda

would assure compliance with Rehabilitation Standard 8. In conclusion, the proposed project complies with Rehabilitation Standard 8.

Rehabilitation Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property.

As described above, the construction of Block 11, though it would introduce a new element within the southeast corner of the NAS Alameda Historic District would not destroy any historic materials, features, or spatial relationships that characterize the historic district. The proposed building is differentiated from nearby historic district contributors in terms of materials and design, though the design does reference various features of the district, including scale, pronounced horizontal divisions between floor levels, curved corner elements, fenestration pattern, and signage. Nevertheless, Block 11 is clearly a contemporary building dating to the twenty-first century; it would not be confused for a building constructed during the first phase of development at NAS Alameda between 1939 and 1941. Because it would not destroy historic materials, features, or spatial relationships; and because its design and materials would be compatible with the historic district, the proposed project complies with Rehabilitation Standard 9.

Rehabilitation Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. Block 11 could be demolished and leave the historic district unharmed and unchanged. In conclusion, because it is reversible, the proposed project complies with Rehabilitation Standard 10.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Historical Advisory Board approves the Certificate of Approval request for the **Phase 1 of the Waterfront Park** based on the following findings with respect to the project's consistency with the *The Guide to Preserving the Character of the Naval Air Station Alameda Historic District* (1997) and *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* (1996):

The proposed park preserves the existing spatial organization of the NAS Alameda Cultural Landscape

The Phase 1 of Waterfront Park is laid out in an orthogonal pattern in part guided by existing view corridors and circulation networks. The proposed plan includes a series of orthogonal strips that run parallel to Seaplane Lagoon, and the design does not disrupt any of the existing north-south or east-west view corridors, nor would the proposal interfere with the existing lawn panels in front of Building 77, which lay outside the project area. Phase 1 of Waterfront Park is designed as a horizontally oriented, relatively level landscape feature that is compatible with the level taxiway/parking slip area south of Buildings 41 and 77. Important view corridors, particularly the view from the relocated Ralph Appezato Memorial Parkway toward the seaplane hangars and downtown San Francisco in the

distance, would be retained and enhanced by removing existing obstacles and by directing the eye along these views.

The proposed park preserves the existing views and vistas along Monarch Street and the west side of the Landplane Hangars, along Tower Avenue and along the south side of the Seaplane Hangars, southward to the Seaplane Lagoon and piers and westerly across Airfield that are character defining features of the NAS Alameda Cultural Landscape. Because of where it will be located, the Phase 1 of Waterfront Park would not affect any of the view corridors identified by the NAS Alameda Cultural Landscape Guidelines.

The proposed park preserves the flat topography that is a character-defining feature of the historic designed landscape within the NAS Alameda historic district. The Phase 1 of Waterfront Park would result in a slight grade change to comply with code-mandated requirements to account for sea level rise. This would be accomplished by gradually terracing up from the seawall about four feet to the highest point at the Taxiway section of the park. The terraces themselves are low and wide so that the transition from the lowest point to the highest point of the park is subtle and gradual. Some low plantings would be added to the Terrace Area and low-growing trees would be added to the upland part of the park, though a gap would be left in the Taxiway area to preserve the view corridor to the west.

The proposed park preserves the low ground cover on the south side and southeast corner of Building 77 and surrounding the Control Tower, avoids adding foundation planting beds or trees at Building 77 within the open space area created by the setback, and avoids the low ground cover east of landplane hangars Buildings 20, 21, and 22. Phase 1 of Waterfront Park would not directly impact any of these vegetation character defining features of the cultural landscape.

The proposed park preserves the circulation character defining features of the Operations Areas.

The design of Phase 1 of Waterfront Park is very level and open with no permanent enclosed buildings or other high features that would disrupt the large, open vistas and view corridors in the area.

The proposed park retains and preserve the Seaplane Lagoon, including its bulkhead and ramps on the north edge, the rip-rap sides, and jetties on the south side. Phase 1 of Waterfront Park would not affect the shape or design of Seaplane Lagoon and it would preserve the existing concrete bulkhead. The proposed project would retain and restore the existing seaplane ramps, though they would be modified to work with the raised/rebuilt seawall. The Promenade area of Waterfront Park would be paved in gray cobbles and concrete pavers and salvaged concrete to remain compatible with the existing concrete paving of the taxiway and parking apron.

The proposed park retains character defining structures, furnishings and objects. There are no structures, furnishings, and objects in the Operations Area that are character-

defining features of the historic designed landscape, which is a contributing element of the NAS Alameda Historic District. All of the proposed furnishings and objects are either low-profile, transparent, or otherwise unobtrusive to ensure that the taxiway area retains its character as a large, open area with few large obstructions.

BE IT FURTHER RESOLVED, that pursuant to the streamlining provisions of Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183, no further environmental review of the design review application is required;

BE IT FURTHER RESOLVED that the Historical Advisory Board approves the subject Certificate of Approval request for a Phase 1 of the Waterfront Park and Block 11, relocation of Pan AM Way and demolition of Building 544 subject to the following conditions:

- (1) This Certificate of Approval shall expire three (3) years after the date of approval, unless actual construction has begun under valid City permits or the applicant applies for and is granted an extension by the City Planner prior to the date of expiration.
- (2) The plans submitted for the Building Permit shall be in substantial compliance with plans prepared by BAR Architects, (Exhibit 2 to the Historical Advisory Board Staff Report) and the plans prepared by April Phillips Design Works (Exhibit 3 to the Staff Report) on file in the office of the City of Alameda Planning Division, subject to the conditions specified in this resolution.
- (3) Trees selected for the "grove" area within the Waterfront Park shall be trees with a mature height of 30 feet or less.
- (4) This Certificate of Approval shall not become effective until such time as the Planning Board and/or City Council approve the Design Review Application for the subject applications, and upon such time, the construction of the plans shall be subject to all conditions of approval imposed by the Planning Board and/or City Council.
- (5) HOLD HARMLESS. The applicant shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda, the Alameda City Historical Advisory Board and their respective agents, officers, and employees from any claim, action, or proceeding (including legal costs and attorney's fees) against the City of Alameda, Alameda City Historical Advisory Board and their respective agents, officers or employees to attack, set aside, void, or annul an approval by the City of Alameda, the Historical Advisory Board, Alameda City Planning Board, or City Council relating to this project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.

NOTICE. The decision of the Historical Advisory Board shall be final unless appealed to the City Council, in writing and within ten (10) days of the decision, by Notice of Appeal stating the appellant claims that either the Board's decision is not supported by its findings or its findings are not supported by the evidence in the record.

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

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.

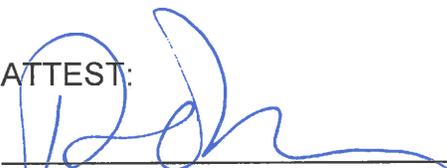
I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Historical Advisory Board of the City of Alameda during the Regular Meeting of the Historical Advisory Board on the 3rd day of March, 2015, by the following vote to wit:

AYES: (3) Chair Owens, Board Members, Piziali, and Vella

NOES: (0)

ABSENT: (2) Chan and Rauk

ATTEST:



Andrew Thomas, Secretary
City of Alameda Historical Advisory Board

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CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-16-05

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN16-0160, TO REMOVE A COAST LIVE OAK TREE AT 918 SANTA CLARA AVENUE.

WHEREAS, applicant Adolfo Lazo made an application on March 22, 2016 to remove a Coast Live Oak (*quercus agrifolia*) at 918 Santa Clara Avenue; and

WHEREAS, application was complete on March 22, 2016; 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 stating that the tree is leaning in part because of the lack of root crown flare on the west side. This indicates that there are either very small or no structural roots to keep the tree from collapsing. The report states that a garage, neighbor's house and heavily used backyard would be impacted by tree failure; and

WHEREAS, the proposal qualifies for a Class 4 Categorical Exemption per CEQA, Guidelines, Section 15304 – Exemption for minor alteration 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 the removal of protected trees; and

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

1. The condition of the tree, with respect to danger of falling, proximity to existing structures, and activity areas, cannot be controlled or remedied through reasonable preservation procedures and practices.
2. A certified arborist recommended removing the tree.

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN16-0160 with the following conditions:

1. This Certificate of Approval shall expire three (3) years after the date of approval (April 11, 2019).
2. Within 10-days of this approval (April 21, 2016), the Applicant shall submit a \$250 in-lieu fee, equal to the cost of two fifteen gallon 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.

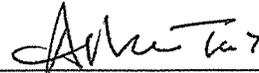
NOTICE. No judicial proceedings subject to review pursuant to California Code of Civil Procedure Section 1094.5 may be prosecuted more than ninety (90) days following the date of this decision plus extensions authorized by California Code of Civil Procedure Section 1094.6

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 11th of April 2016.

Approved:



Allen Tai, Secretary

City of Alameda Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-16-06

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN16-0233, FOR THE DEMOLITION OF A 347-SQUARE-FOOT DETACHED GARAGE AT 2967 GIBBONS DRIVE.

WHEREAS, applicant Nate Cook made an application on May 2, 2016 to demolish a garage constructed prior to 1942; and

WHEREAS, application was complete on May 10, 2016; and

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

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

WHEREAS, the proposal is Categorically Exempt Class 1 from CEQA, Guidelines, Section 15301(I)(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 341-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, PLN16-0233 with the following conditions:

1. This Certificate of Approval shall terminate three (3) years from May 23, 2016, on May 23, 2019 unless actual demolition under a valid permit has begun.
2. Applicant shall obtain Design Review approval for a replacement garage.
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 23rd of May 2016.

Approved:



Allen Tai, Secretary

City of Alameda Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-16-07

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN16-0106, FOR THE DEMOLITION OF A 520-SQUARE-FOOT DETACHED TWO CAR GARAGE AND 169-SQUARE-FOOT WATER TOWER BASE AT 1416 HOOVER COURT.

WHEREAS, applicant Richard Vaterlaus of Acme Architecture Group made an application on February 24, 2016 to demolish a garage and water tower base constructed prior to 1942; and

WHEREAS, application was complete on June 2, 2016; and

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

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

WHEREAS, the property is listed on the Historical Buildings Study List with an H designation; 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 water tower base is in dilapidated condition and is in disrepair. All that remains of the original structure is the base. The remaining base has no identifiable historical or architectural significance.
2. The detached two car garage has been altered from its existing form and is in disrepair. The garage has no identifiable historical or architectural significance.
3. The two existing off-street parking spaces will be accommodated by three uncovered parking spaces on the site.

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN16-0106 with the following conditions:

1. This Certificate of Approval shall terminate three (3) years from June 27, 2016, 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.

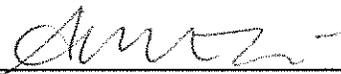
NOTICE. No judicial proceedings subject to review pursuant to California Code of Civil Procedure Section 1094.5 may be prosecuted more than ninety (90) days following the date of this decision plus extensions authorized by California Code of Civil Procedure Section 1094.6

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 June 2016.

Approved:



Allen Tai, Secretary

City of Alameda Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-16-08

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN16-0253, FOR THE DEMOLITION OF A 288-SQUARE-FOOT ATTACHED GENERATOR HOUSE AT 1835 OAK STREET.

WHEREAS, applicant Guido Bertoli made an application on May 11, 2016 to demolish a generator house prior to 1942; and

WHEREAS, application was complete on June 6, 2016; and

WHEREAS, the General Plan designation is Mixed Use-5 and

WHEREAS, the Zoning Ordinance classification is M-2, General Industrial 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 accessory structure, which once a generator house and used as an electrical shop has no identifiable historical or architectural significance. This finding is supported by a historic resource evaluation prepared by Page and Turnbull dated July 30, 2014 and on file with the City of Alameda.
2. There is currently no evidence of the original use remaining in the interior of the building and the original windows have been replaced with modern aluminum single hung windows.
3. Structurally the building is in poor condition.

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN16-0253 with the following conditions:

1. This Certificate of Approval shall terminate three (3) years from June 27, 2016, 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.

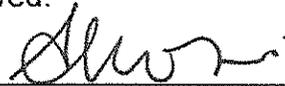
NOTICE. No judicial proceedings subject to review pursuant to California Code of Civil Procedure Section 1094.5 may be prosecuted more than ninety (90) days following the date of this decision plus extensions authorized by California Code of Civil Procedure Section 1094.6

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 June 2016.

Approved:



Allen Tai, Secretary

City of Alameda Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-16-09

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN16-0267, FOR THE REMOVAL OF A LONDON PLANE TREE (PLATANUS ACERTFOLIA), LOCATED WITHIN THE PUBLIC RIGHT OF WAY AND ADJACENT TO THE PROPERTY AT 2100 CENTRAL AVENUE.

WHEREAS, applicant Jesse Barajas on behalf of the City of Alameda's Public Works Department made an application on May 18, 2016 to remove a London Plane tree (*Platanus acerfolia*) located in the public right of way; and

WHEREAS, the application was deemed complete on May 23, 2016; and

WHEREAS, Alameda Municipal Code (AMC) Section 13-21.7 designates any street tree located on Central Avenue as a protected tree; and

WHEREAS, AMC Section 13-21.7 also states that the removal of a protected tree shall require the approval of a Certificate of Approval from the Historical Advisory Board; and

WHEREAS, the proposal is a Categorically Exempt 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 the removal of protected trees; and

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

1. A certified arborist deemed the tree to be dead and recommended removing the tree.

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN16-0030 with the following conditions:

1. This Certificate of Approval shall terminate three (3) years from June 13, 2016.
2. Applicant shall replace the removed tree with a 15 gallon or greater sized London Plane (*Platanus acerfolia*) tree.
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 13th of June 2016.

Approved:



Allen Tai, Secretary
City of Alameda Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-16-10

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN16-0268, FOR THE REMOVAL OF A LONDON PLANE TREE (PLATANUS ACERTFOLIA), LOCATED WITHIN THE PUBLIC RIGHT OF WAY AND ADJACENT TO THE PROPERTY AT 2018 CENTRAL AVENUE.

WHEREAS, applicant Jesse Barajas on behalf of the City of Alameda's Public Works Department made an application on May 18, 2016 to remove a London Plane tree (*Platanus acerfolia*) located in the public right of way; and

WHEREAS, the application was deemed complete on May 23, 2016; and

WHEREAS, Alameda Municipal Code (AMC) Section 13-21.7 designates any street tree located on Central Avenue as a protected tree; and

WHEREAS, AMC Section 13-21.7 also states that the removal of a protected tree shall require the approval of a Certificate of Approval from the Historical Advisory Board; and

WHEREAS, the proposal is a Categorical Exempt 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 the removal of protected trees; and

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

1. A certified arborist deemed the tree to be dead and recommended removing the tree.
2. After submittal of the application the City deemed that the health of the tree had deteriorated to a state that it posed a significant risk to failure and becoming a significant health and safety hazard, and per AMC Section 13-21.5(a) the tree was removed on June 4, 2016, prior to the completion of the public notice period.

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN16-0030 with the following conditions:

1. This Certificate of Approval shall terminate three (3) years from June 13, 2016.

2. Applicant shall replace the removed tree with a 15 gallon or greater sized London Plane (*Platanus acerfolia*) tree.
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.

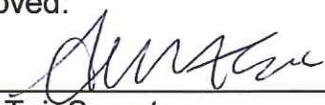
NOTICE. No judicial proceedings subject to review pursuant to California Code of Civil Procedure Section 1094.5 may be prosecuted more than ninety (90) days following the date of this decision plus extensions authorized by California Code of Civil Procedure Section 1094.6

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 13th of June 2016.

Approved:



Allen Tai, Secretary
City of Alameda Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-16-11

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN16-0269, FOR THE DEMOLITION OF A 237-SQUARE-FOOT DETACHED GARAGE AT 110 MAITLAND DRIVE.

WHEREAS, applicants Rodney and Patricia Komatsu made an application on May 18, 2016 to demolish a garage constructed prior to 1942; and

WHEREAS, application was complete on June 2, 2016; and

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

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

WHEREAS, the proposal is Categorically Exempt Class 1 from CEQA, Guidelines, Section 15301(I)(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 replaced with surface parking in the existing residential driveway.

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN16-0269 with the following conditions:

1. This Certificate of Approval shall terminate three (3) years from June 13, 2016 (expiration date June 13, 2019) unless actual demolition under a valid permit has begun.
2. The resulting surface parking must comply with Alameda Municipal Code Section 30-7.16, which requires the surface space to have a smoothly graded, stabilized, all-weather and dustless surface.
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 13th of June 2016.

Approved:



Allen Tai, Secretary

City of Alameda Historical Advisory Board

**CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-16-12**

A RESOLUTION OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING CERTIFICATE OF APPROVAL, PLN16-0115, FOR THE EXTERIOR MODIFICATIONS TO 651 W. TOWER AVENUE (BUILDING 91), WHICH IS A CONTRIBUTING STRUCTURE WITHIN THE NAVAL AIR STATION ALAMEDA HISTORIC DISTRICT.

WHEREAS, srmERNST Partners, LLC made applications on March 1, 2016 to modify the exterior of a contributing structure within the Naval Air Station Alameda Historic District (NAS Alameda Historic District); and

WHEREAS, the application was deemed complete on April 27, 2016; and

WHEREAS, the General Plan designation for 651 West Tower Avenue is Alameda Point Civic Core; and

WHEREAS, the Zoning Ordinance classification 651 West Tower Avenue is Alameda Point, Adaptive Reuse; and

WHEREAS, the proposed project consists of 651 West Tower Avenue (Building 91), which is a contributing structure within the NAS Alameda Historic District; and

WHEREAS, the Historical Advisory Board held a public hearing on May 5, 2016 for this application, and examined pertinent maps, drawings and documents; and

WHEREAS, the Historical Advisory Board shall determine whether to issue a certificate of approval, with or without conditions of approval, based on whether plans and specifications meet the standards established by the Historical Advisory Board and the Secretary of Interior's standards for rehabilitation and guidelines for rehabilitating historic buildings pursuant to Section 13-21.5(b) of the Alameda Municipal Code;

NOW, THEREFORE, BE IT RESOLVED, that the Historical Advisory Board approves the Certificate of Approval request for 651 West Tower Avenue based on the following findings with respect to the project's consistency with the Secretary of the Interior's Standards for Rehabilitation:

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

Buildings 91 & 9 were historically used as machine shops and warehousing for airplane engines by the Navy. The proposed use of the building is for food and beverage manufacturing, which continues the heavy industrial use of the buildings.

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.**

The project does not propose removing distinctive materials from the structures. The project does propose removing portions of the existing industrial sash windows on Building 9, but the dimension and size of section of windows being removed follow the pattern and rhythm of grid of industrial sash windows.

- 3. Each property will be recognized as a physical record of its time place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**

The added features include a new row of windows on Building 9, new shade structures on both buildings, and a new exterior silos on the east side of Building 91. The new windows are a smaller size that does not compete with the existing windows, because they follow the same horizontal rhythm of large hanger-like doors and windows below. The new proposed shade structures feature a modern architectural design that is complementary to the existing structure. The new exterior silos will be functional and serve future tenants, and also feature a modern architectural design that is complementary to the existing structure.

- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

The project will remove a shade structures on the north sides of both Building 9 and Building 91. Both of these elements were not original to the building, and the *Guide to Preserving the Character of the Naval Air Station (Preservation Guide)* and *Cultural Landscape Report for Naval Air Station Alameda (CLR)* did not find that they had acquired their own historic significance in their own right. All other character-defining features of the buildings will be retained and rehabilitated.

- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**

The *Preservation Guide* and *CLR* found that Building 9's distinctive features were its hanger-like form and doors, and stucco finish. The project will not alter the hanger-like form and will continue to utilize the stucco finish of Building 9. The project will replace three (3) of the six (6) sliding hanger doors with roll up doors fitted into the existing industrial sash window framework. These changes are needed for the modern day use of the building, and do not result in a substantial loss of character defining features.

The *Preservation Guide* and *CLR* also found that Building 91's distinctive feature was its wooden industrial sash windows. The project will preserve these windows.

- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**

The project will remove the current opaque film coverings over the windows in Building 9 that provide shade and weather protection, and will install new translucent film coverings for these windows to preserve the existing industrial sash windows.

- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

The project will be conditioned to utilize the gentlest chemical or physical treatments as a first response to maintenance issues.

- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resource must be disturbed, mitigation measures shall be undertaken.**

The NAS Historic District was built over landfill created in the early 1900's, and previous historic studies found no evidence of significant archeological resources.

- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

The new features include new window and door openings, new awnings on the south elevations, and new shade structures on the north side of both Buildings 9 and 91. The shade structures and awnings are differentiated from the old but still compatible with the rest of the existing building. The project does not require the removal of distinctive features. The new window and door openings on both Building 9 and Building 91 follow the spacing and rhythm of the existing window and door openings.

- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in future, the essential form and integrity of the historic property and its environment would be unimpaired.**

The proposed shade structures and awnings on both Building 9 and Building 91 are designed so that they can be removed from the project without an adverse impact to the existing historic building forms.

BE IT FURTHER RESOLVED, that the Alameda Point Project was adequately considered under the California Environmental Quality Act ("CEQA"), and by Resolution No. 14891 the City Council of the City of Alameda certified the Final Alameda Point Environmental Impact Report (FEIR) (State Clearinghouse No. 201312043) California

Public Resources Code Section 21000 et seq. and adopted written findings and a Mitigation Monitoring and Reporting Program (“MMRP”) on February 4, 2014, for the Alameda Point Project, the architectural design is consistent with the General Plan, Zoning Ordinance, and Design Review Manual and there are no environmental impacts peculiar to 651 and 707 West Tower Avenue that were not analyzed in the FEIR; and there are no potentially significant off-site impacts of the proposed improvements at 651 and 707 West Tower Avenue project, and there are no cumulative impacts to which the proposed improvements at 651 and 707 West Tower Avenue makes a considerable contribution which were not discussed in the FEIR; and there are no previously identified significant impacts of the proposed 651 and 707 West Tower Avenue project which, as a result of substantial new information which was not known at the time the EIR was certified, have been determined to have a more severe adverse impact than discussed in the FEIR.

BE IT FURTHER RESOLVED that the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN6-0115, with the following conditions of approval, which shall be placed on the first page of the building permit plan set under a heading titled “City of Alameda Historical Advisory Board Conditions of Approval”:

1. This Certificate of Approval shall terminate three (3) years from May 5, 2016, unless actual demolition under a valid permit has begun. This approval may be extended administratively by the Secretary to the Historical Advisory Board upon submittal of an application and required fees.
2. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
3. The plans submitted for the Building Permit shall be in substantial compliance with plans prepared by FME Architecture and Design stamped received on April 28, 2016 on file in the office of the City of Alameda Planning Division, subject to the conditions specified in this resolution.
4. This Certificate of Approval shall not become effective until such as the Zoning Administrator approves the Design Review and Conditional Use Permit Application for the subject applications, and upon such time, the construction of the plans shall be subject to all conditions of approved imposed by the Zoning Administrator.
5. The exterior paint colors shall be in compliance with plans prepared by FME Architecture and Design on file in the office of the City of Alameda Community Development Department. Any changes to exterior paint colors shall be reviewed and approved by the Community Development Director to ensure compliance with the adopted Paint Guidelines for Existing Buildings in the NAS Alameda Historic District.
6. 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 the 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.

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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 5th day of May, 2016, by the following vote to wit:

AYES: (3) Chair Owens, Board Members, Chan, and Vella

NOES: (0)

ABSENT: (2) Piziali and Rauk

ATTEST:



Allen Tai, Secretary
City of Alameda Historical Advisory
Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-16-13

A RESOLUTION OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING CERTIFICATE OF APPROVAL, PLN16-0116, FOR THE EXTERIOR MODIFICATIONS TO 707 W. TOWER AVENUE (BUILDING 9), WHICH IS A CONTRIBUTING STRUCTURE WITHIN THE NAVAL AIR STATION ALAMEDA HISTORIC DISTRICT.

WHEREAS, srmERNST Partners, LLC made applications on March 1, 2016 to modify the exterior of a contributing structure within the Naval Air Station Alameda Historic District (NAS Alameda Historic District); and

WHEREAS, the application was deemed complete on April 27, 2016; and

WHEREAS, the General Plan designation for 707 West Tower Avenue is Alameda Point Civic Core; and

WHEREAS, the Zoning Ordinance classification 707 West Tower Avenue is Alameda Point, Adaptive Reuse; and

WHEREAS, the proposed project consists of 707 West Tower Avenue (Building 9), which is a contributing structure within the NAS Alameda Historic District; and

WHEREAS, the Historical Advisory Board held a public hearing on May 5, 2016 for this application, and examined pertinent maps, drawings and documents; and

WHEREAS, the Historical Advisory Board shall determine whether to issue a certificate of approval, with or without conditions of approval, based on whether plans and specifications meet the standards established by the Historical Advisory Board and the Secretary of Interior's standards for rehabilitation and guidelines for rehabilitating historic buildings pursuant to Section 13-21.5(b) of the Alameda Municipal Code;

NOW, THEREFORE, BE IT RESOLVED, that the Historical Advisory Board approves the Certificate of Approval request for 707 West Tower Avenue based on the following findings with respect to the project's consistency with the Secretary of the Interior's Standards for Rehabilitation:

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

Buildings 91 & 9 were historically used as machine shops and warehousing for airplane engines by the Navy. The proposed use of the building is for food and beverage manufacturing, which continues the heavy industrial use of the buildings.

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.**

The project does not propose removing distinctive materials from the structures. The project does propose removing portions of the existing industrial sash windows on Building 9, but the dimension and size of section of windows being removed follow the pattern and rhythm of grid of industrial sash windows.

- 3. Each property will be recognized as a physical record of its time place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**

The added features include a new row of windows on Building 9, new shade structures on both buildings, and a new exterior silos on the east side of Building 91. The new windows are a smaller size that does not compete with the existing windows, because they follow the same horizontal rhythm of large hanger-like doors and windows below. The new proposed shade structures feature a modern architectural design that is complementary to the existing structure. The new exterior silos will be functional and serve future tenants, and also feature a modern architectural design that is complementary to the existing structure.

- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

The project will remove a shade structures on the north sides of both Building 9 and Building 91. Both of these elements were not original to the building, and the *Guide to Preserving the Character of the Naval Air Station (Preservation Guide)* and *Cultural Landscape Report for Naval Air Station Alameda (CLR)* did not find that they had acquired their own historic significance in their own right. All other character-defining features of the buildings will be retained and rehabilitated.

- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**

The *Preservation Guide* and *CLR* found that Building 9's distinctive features were its hanger-like form and doors, and stucco finish. The project will not alter the hanger-like form and will continue to utilize the stucco finish of Building 9. The project will replace three (3) of the six (6) sliding hanger doors with roll up doors fitted into the existing industrial sash window framework. These changes are needed for the modern day use of the building, and do not result in a substantial loss of character defining features.

The *Preservation Guide* and *CLR* also found that Building 91's distinctive feature was its wooden industrial sash windows. The project will preserve these windows.

- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**

The project will remove the current opaque film coverings over the windows in Building 9 that provide shade and weather protection, and will install new translucent film coverings for these windows to preserve the existing industrial sash windows.

- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

The project will be conditioned to utilize the gentlest chemical or physical treatments as a first response to maintenance issues.

- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resource must be disturbed, mitigation measures shall be undertaken.**

The NAS Historic District was built over landfill created in the early 1900's, and previous historic studies found no evidence of significant archeological resources.

- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

The new features include new window and door openings, new awnings on the south elevations, and new shade structures on the north side of both Buildings 9 and 91. The shade structures and awnings are differentiated from the old but still compatible with the rest of the existing building. The project does not require the removal of distinctive features. The new window and door openings on both Building 9 and Building 91 follow the spacing and rhythm of the existing window and door openings.

- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in future, the essential form and integrity of the historic property and its environment would be unimpaired.**

The proposed shade structures and awnings on both Building 9 and Building 91 are designed so that they can be removed from the project without an adverse impact to the existing historic building forms.

BE IT FURTHER RESOLVED, that the Alameda Point Project was adequately considered under the California Environmental Quality Act ("CEQA"), and by Resolution No. 14891 the City Council of the City of Alameda certified the Final Alameda Point Environmental Impact Report (FEIR) (State Clearinghouse No. 201312043) California

Public Resources Code Section 21000 et seq. and adopted written findings and a Mitigation Monitoring and Reporting Program ("MMRP") on February 4, 2014, for the Alameda Point Project, the architectural design is consistent with the General Plan, Zoning Ordinance, and Design Review Manual and there are no environmental impacts peculiar to 651 and 707 West Tower Avenue that were not analyzed in the FEIR; and there are no potentially significant off-site impacts of the proposed improvements at 651 and 707 West Tower Avenue project, and there are no cumulative impacts to which the proposed improvements at 651 and 707 West Tower Avenue makes a considerable contribution which were not discussed in the FEIR; and there are no previously identified significant impacts of the proposed 651 and 707 West Tower Avenue project which, as a result of substantial new information which was not known at the time the EIR was certified, have been determined to have a more severe adverse impact than discussed in the FEIR.

BE IT FURTHER RESOLVED that the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN16-0116, with the following conditions of approval, which shall be placed on the first page of the building permit plan set under a heading titled "City of Alameda Historical Advisory Board Conditions of Approval":

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3. The plans submitted for the Building Permit shall be in substantial compliance with plans prepared by FME Architecture and Design stamped received on April 28, 2016 on file in the office of the City of Alameda Planning Division, subject to the conditions specified in this resolution.
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6. 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 the 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.

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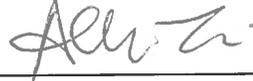
I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Historical Advisory Board of the City of Alameda during the Regular Meeting of the Historical Advisory Board on the 5th day of May, 2016, by the following vote to wit:

AYES: (3) Chair Owens, Board Members, Chan, and Vella

NOES: (0)

ABSENT: (2) Piziali and Rauk

ATTEST:



Allen Tai, Secretary
City of Alameda Historical Advisory
Board
