

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-20-01

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN19-0596 TO DEMOLISH A DETACHED ONE-CAR GARAGE AT 747 HAIGHT AVENUE.

WHEREAS, applicant, Kelly Abbott, made an application on December 9, 2019 to demolish a one-car detached garage at 747 Haight Avenue; and

WHEREAS, the application was deemed complete on December 16, 2019; and

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

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

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

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

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

1. The existing structure has no known historical or architectural significance.
2. Pursuant to Government Code Section 65852 when a garage is demolished in conjunction with construction of an accessory dwelling unit, the local agency shall not require that those off-street parking spaces be replaced.

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN19-0596, to demolish a one-car garage at 747 Haight Avenue with the following conditions:

1. The Certificate of Approval shall expire three (3) years after the date of approval or by January 6, 2023.
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.

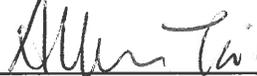
NOTICE. No judicial proceedings subject to review pursuant to California Code of Civil Procedure Section 1094.5 may be prosecuted more than ninety (90) days following the date of this decision plus extensions authorized by California Code of Civil Procedure Section 1094.6

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 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 6th of January 2020.

Approved:



Allen Tai, Secretary
City of Alameda Historical Advisory
Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-20-02

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN19-0604 TO DEMOLISH A DETACHED TWO-CAR GARAGE AT 1624 CHAPIN STREET.

WHEREAS, applicant, Gary Struthers, made an application on December 17, 2019 to demolish a two-car detached garage at 1624 Chapin Street; and

WHEREAS, the application was deemed complete on January 6, 2020; and

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

WHEREAS, the Zoning classification is R-2, Two-Residence Zoning 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. Pursuant to Government Code Section 65852 when a garage is demolished in conjunction with construction of an accessory dwelling unit, the local agency shall not require that those off-street parking spaces be replaced.

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN19-0604, to demolish a two-car garage at 1624 Chapin Street with the following conditions:

1. The Certificate of Approval shall expire three (3) years after the date of approval or by January 21, 2023.
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 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 21st of January 2020.

Approved:



Allen Tai, Secretary
City of Alameda Historical Advisory
Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-20-03

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN19-0607 TO REMOVE ONE COASTAL LIVE OAK TREE AT 218 CYPRESS STREET.

WHEREAS, applicant, Ponderosa Tree Service for Jeannine Cuevas, made an application on December 19, 2019 to remove a Coastal Live Oak (*Quercus Agrifolia*) located at 218 Cypress Street; and

WHEREAS, application was complete on January 6, 2020; and

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

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

WHEREAS, Alameda Municipal Code Section 13-21.7, identifies Coastal Live Oak as a protected tree and mandates that no protected trees shall be removed without the approval of a Certificate of Approval. Protected trees shall include: any Coastal Live Oak (*Quercus Agrifolia*) with a ten (10") inch or greater diameter measured four and one-half (4.5') feet above the ground. Applicants shall submit an arborist's report in a case where the health of the tree is the reason for the requested removal of the tree, or a contractor's report in a case where damage to foundation or other structures is the reason for the requested removal of the tree; and

WHEREAS, the Applicant has submitted a certified arborist report indicating that the coast live oak tree is diseased and dying; and

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

1. A certified arborist determined that the diseased coast live oak tree is dying and must be removed to prevent risk of injury and damage from tree failure, and to prevent the spread of disease to nearby trees in the neighborhood. The condition of the tree, within respect to disease, cannot be controlled or remedied through reasonable preservation procedures and the arborist recommends removal.
2. The applicant has paid a \$1,500 in-lieu fee, equal to the cost of two fifteen gallon oak trees, collected for the purchase and planting of trees on City owned property.

WHEREAS, the Board has authorized the Secretary to the Board to act on

Certificate of Approvals for the removal of Coastal Live Oak trees; and

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN19-0607, for the removal of one Coastal Live Oak tree at 218 Cypress Street with the following conditions:

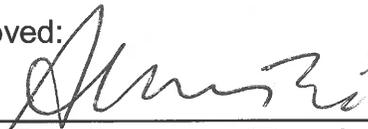
1. Indemnification: The applicant, or its successors in interest, shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda and their respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda and 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 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 20th of November 2020.

Approved:



Allen Tai, Secretary City of Alameda
Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-20-04

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN20-0035 TO DEMOLISH A DETACHED ONE-CAR GARAGE AT 2844 ENCINAL AVENUE.

WHEREAS, applicant, Allison Plambeck, made an application on January 22, 2020 to demolish a one-car detached garage at 2844 Encinal Avenue; and

WHEREAS, the application was deemed complete on February 18, 2020; and

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

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

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

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

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

1. The existing structure has no known historical or architectural significance.
2. Pursuant to Government Code Section 65852 when a garage is demolished in conjunction with construction of an accessory dwelling unit, the local agency shall not require that those off-street parking spaces be replaced.

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN20-0035, to demolish a one-car garage at 2844 Encinal Avenue with the following conditions:

1. The Certificate of Approval shall expire three (3) years after the date of approval or by March 2, 2023.
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 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 2nd of March 2020.

Approved:



Allen Tai, Secretary
City of Alameda Historical Advisory
Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-20-05

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN20-0076 TO DEMOLISH A DETACHED ONE-CAR GARAGE AT 1500 BUENA VISTA AVENUE.

WHEREAS, applicant, Yrma San Nicholas, made an application on February 10, 2020 to demolish a one-car detached garage at 1500 Buena Vista Avenue; and

WHEREAS, the application was deemed complete on March 3, 2020; and

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

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

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

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

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

1. The existing structure has no known historical or architectural significance.
2. The existing detached one-car garage will be replaced with a new detached one-car garage and maintain the existing parking space for the property.

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN20-0076, to demolish a one-car garage at 1500 Buena Vista Avenue with the following conditions:

1. The Certificate of Approval shall expire three (3) years after the date of approval or by March 16, 2023.
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.

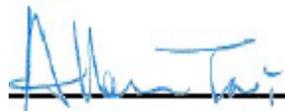
NOTICE. No judicial proceedings subject to review pursuant to California Code of Civil Procedure Section 1094.5 may be prosecuted more than ninety (90) days following the date of this decision plus extensions authorized by California Code of Civil Procedure Section 1094.6

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 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 16th of March 2020.

Approved:



Allen Tai, Secretary
City of Alameda Historical Advisory
Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-20-06

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN20-0098, FOR THE DEMOLITION OF A DETACHED GARAGE AT 1828 ELM STREET

WHEREAS, Minh D. Nguyen made an application on February 24, 2020 to demolish a garage constructed prior to 1942; and

WHEREAS, application was complete on March 23, 2020; and

WHEREAS, the General Plan designation is Mixed Use; and

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

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

1. No garage demolition shall occur until an application for a building permit for an Accessory Dwelling Unit on the site has been filed with the Building Division.
2. This Certificate of Approval shall terminate three (3) years from April 6, 2020, unless actual demolition under a valid permit has begun.
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 6th of April 2020.

Approved: _____



Allen Tai, Secretary
Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-20-07

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN19-0494, FOR THE DEMOLITION OF A DETACHED GARAGE AT 1336 ST. CHARLES STREET

WHEREAS, Joshua Levin made an application on November 27, 2019 to demolish a garage constructed prior to 1942; and

WHEREAS, application was complete on April 8, 2020; and

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

WHEREAS, the Zoning Ordinance classification is R-1 (One-Family Residence);
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.

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PL19-0494 with the following conditions:

1. This Certificate of Approval shall terminate three (3) years from April 20, 2023, 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 20th of April, 2020.

Approved:



Allen Tai, Secretary
Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-20-08

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN20-0128, FOR THE DEMOLITION OF A DETACHED SIX-CAR CARPORT AT 221 PACIFIC AVE.

WHEREAS, Gregg McGlinn made an application on February 24, 2020 to demolish a six-car carport constructed prior to 1942; and

WHEREAS, application was complete on June 6, 2020; and

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

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

WHEREAS, the subject property is listed on the Historical Building Study List with a (H) designation, which denotes a possible historic resource that requires further study due to age, location, or similarity to other historically significant buildings; and

WHEREAS, the proposal qualifies for a Class 1 Categorical Exemption per CEQA Guidelines Section 15301(l)(4) -- demolition of a 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. The carport has been altered over the years, exterior walls have been replaced with corrugated metal panels, and the roof is damaged beyond repair. Little evidence of the original structure remains.

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

1. This Certificate of Approval shall terminate three (3) years from April 6, 2020, 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 1st of June, 2020.

Approved:



Allen Tai, Secretary
Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-20-09

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN20-0223 TO REMOVE ONE COASTAL LIVE OAK TREE AT 2421 BLANDING AVENUE.

WHEREAS, applicant, Apex Companies, LLC for Ross Stackhouse, made an application on May 21, 2020 to remove a Coastal Live Oak (*Quercus Agrifolia*) located at 2421 Blanding Avenue; and

WHEREAS, application was complete on June 11, 2020; and

WHEREAS, the General Plan land use designation is General Industrial; and

WHEREAS, the Zoning Ordinance classification is NP-M (North Park - Maritime) Zoning District and

WHEREAS, Alameda Municipal Code Section 13-21.7, identifies Coastal Live Oak as a protected tree and mandates that no protected trees shall be removed without the approval of a Certificate of Approval. Protected trees shall include: any Coastal Live Oak (*Quercus Agrifolia*) with a ten (10") inch or greater diameter measured four and one-half (4.5') feet above the ground. Applicants shall submit an arborist's report in a case where the health of the tree is the reason for the requested removal of the tree, or a contractor's report in a case where damage to foundation or other structures is the reason for the requested removal of the tree; and

WHEREAS, the Applicant has submitted a licensed contractor's report indicating that removal of the coast live oak tree is necessary to contain on-site contaminated soil in conjunction with a hazardous waste remedial action plan approved by the San Francisco Bay Regional Water Quality Control Board; and

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

1. A licensed contractor has determined that the coast live oak tree must be removed to cap the soil with asphalt in order to contain and control potential direct exposure and migration of contaminants. The work is part of the remedial action plan approved by the San Francisco Bay Regional Water Quality Control Board. Therefore the removal of the tree is necessary for public health and safety.
2. The applicant has paid a \$1,500 in-lieu fee, equal to the cost of two fifteen gallon oak trees, collected for the purchase and planting of trees on City owned property.

WHEREAS, the Board has authorized the Secretary to the Board to act on

Certificate of Approvals for the removal of Coastal Live Oak trees; and

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN20-0223, for the removal of one Coastal Live Oak tree at 2421 Blanding Avenue with the following conditions:

1. 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 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 6th of July, 2020.

Approved:



Henry Dong for Allen Tai, Secretary City of Alameda Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-20-10

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN20-0223 FOR THE DEMOLITION OF A DETACHED GARAGE AT 1132 BROADWAY

WHEREAS, Angela Klein, Architect made an application on JUNE 12, 2020 to demolish a garage constructed prior to 1942; and

WHEREAS, application was complete on JULY 15, 2020; and

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

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

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

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

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

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

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN20-0233 with the following conditions:

1. This Certificate of Approval shall terminate three (3) years from August 3, 2020, unless actual demolition under a valid permit has begun.
2. HOLD HARMLESS. To the maximum extent permitted by law, the applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Alameda, its City Council, City Planning Board, officials, employees, agents and volunteers (collectively, "Indemnitees") from and against any and all claims, actions, or proceedings against Indemnitees to attack, set aside, void or annul an approval by Indemnitees relating to this project. This indemnification shall include, but is not limited to, all damages, losses, and expenses (including, without limitation, legal costs and attorney's fees) that may be awarded to the prevailing party arising out of or in connection with an approval by the Indemnitees relating to this project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in the defense.

The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.

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 Planning, Building and Transportation Department stating the appellant claims that either the Secretary's decision is not supported by the findings or the findings are not supported by the evidence in the record, and paying the required fee.

NOTICE. The conditions of project approval set forth herein include certain fees and other exactions. Pursuant to Government Code Section 66020 (d) (1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations and exactions. The applicant is hereby further notified that the 90-day appeal period, in which the applicant may protest these fees and other exactions, pursuant to Government Code Section 66020 (a) has begun. If the applicant fails to file a protest within this 90-day period complying with all requirements of Section 66020, the applicant will be legally barred from later challenging such fees or exactions.

PASSED AND ADOPTED by the Secretary of the Historical Advisory Board of the City of Alameda on the 3rd day of August 2020.

Approved: _____

Allen Tai, Secretary
Historical Advisory Board