

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION HAB-17-01

A RESOLUTION OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA GRANTING A CERTIFICATE OF APPROVAL, PLN16-0606, FOR THE DEMOLITION OF A REAR ADDITION IN A SINGLE FAMILY DWELLING AND DETACHED GARAGE CONSTRUCTED PRIOR TO 1942 LOCATED AT 2307 CLINTON AVENUE.

WHEREAS, applicant David Kuoppamaki made an application on November 16, 2016, proposing the demolition of a rear addition in a single-family dwelling and detached garage constructed built prior to 1942; and

WHEREAS, the application was deemed complete on December 13, 2016; and

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

WHEREAS, the parcel is located within the R-5, General Residential District; and

WHEREAS, the project is limited to the demolition as shown on the project plans; and

WHEREAS, the subject property is on the Alameda Historical Building Study List with an S designation; and

WHEREAS, the Historical Advisory Board shall determine whether to issue a certificate of approval for repairs and alterations of Historical Monuments, 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

WHEREAS, the garage that is proposed to be demolished has no known historical or architectural merit and therefore does not contribute the historic designation; and

WHEREAS, on February 2, 2017, the Board held a duly noticed public hearing, reviewed the application, including exhibits and documents, and has made the following findings with respect to the proposed rear addition'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.** The subject property will remain a single-family home and there are no exterior changes proposed to the original structure. The garage, which is in disrepair, will be reconstructed to match the original design.

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 will be avoided.** The character defining features of the original home will remain intact. The rear addition will utilize materials and architectural elements that are consistent with those of the original structure. The material of the new garage will also be consistent with that of the main structure.
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 architectural details that are included in the rear addition are borrowed from the elements found on the original main structure. Overall, the proposed addition integrates well with the original architectural style of the home.
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.** The previously constructed rear addition that is proposed to be demolished does not embody distinctive characteristics of a type, period, region, or method of construction, nor does it represent the work of an important creative individual.
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.** The distinctive features on the building façade will be preserved and decorative elements found on the original structure will be carried over to the proposed addition.
6. **Deteriorated historic features will be repaired rather than replaced. Where 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.** The deterioration of the existing rear detached garage is severe and requires replacement. The new garage design is modest, does not features ornate elements and is similar to the original garage.
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.** No chemical or physical treatments to historic materials will be undertaken.
8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.** There are no known archaeological resources on this site.
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 side walls of the new rear addition will be offset from the existing historic two-story structure that will remain in order to protect the integrity of the original structure. The hipped roof form at the rear of the property also works to differentiate the addition from the existing structure. Overall, the new addition relates well to the original design of the home and utilized materials that are compatible with the historic structure. The proposed addition and garage do not negatively affect its historic merit of the site.

- 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.** The new rear addition will not affect the form or integrity of the original structure.

THEREFORE, BE IT RESOLVED that the project is Categorically Exempt from additional environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15301 – Existing Facilities.

BE IT FURTHER RESOLVED that the Historical Advisory Board approves the proposed demolition at 2307 Clinton Avenue and issues a Certificate of Approval subject to the following conditions:

- (1) This Certificate of Approval shall expire three (3) years after the date of approval or by February 2, 2020, unless construction has begun under valid City permits prior to the date of expiration.
- (2) The plans submitted for building permit and construction shall be in substantial compliance with plans prepared by David Kuoppamaki, dated November 15, 2016 and on file in the office of the City of Alameda Community Development Department, except as modified by the conditions listed in this letter.
- (3) To comply with the Secretary of Interior's Standards for Rehabilitation (9) and (10) to differentiate new construction from the existing building, the project shall:
 - a. offset the side wall of the new rear addition in order to differentiate the new addition from the existing two-story structure that will remain, and where there is no offset along the exterior side wall, a vertical trim board shall be added to differentiate between the existing structure and the new addition; and
 - b. simplify the roof features of the rear addition by replacing the gable roof with a hipped roof at the rear; and
 - c. simplify the building material of the rear addition by omitting the proposed shingles and rear gable.
- (4) The issuance of a demolition permit under this Certificate of Approval shall be subject to the City first approving the Design Review for the proposed two-story addition and new garage.

- (5) The final plans submitted for Building Permit plans shall incorporate the approved window schedule.
- (6) 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 6th day of October, 2016, by the following vote to wit:

AYES: (5) Board Members, Jones, Piziali, Sanchez, and Saxby

NOES: (0)

ABSENT: (0) Board Member Chan

ATTEST:



Allen Tai, Secretary
City of Alameda Historical Advisory Board

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**CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-17-02**

A RESOLUTION OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING CERTIFICATE OF APPROVAL, PLN17-0080, FOR EXTERIOR IMPROVEMENTS TO THREE EXISTING COMMERCIAL STOREFRONTS AT 1337 - 1339 PARK STREET.

WHEREAS, Cholita Linda LLC submitted an application on February 14, 2017, to modify the exterior of a contributing structure within the Park Street Historic District; and

WHEREAS, the application was deemed complete by staff on April 11, 2017; and

WHEREAS, the General Plan designation for the property is Community Commercial; and

WHEREAS, the Zoning Ordinance classification for the property is Community Commercial; and

WHEREAS, the proposed project consists of a building at 1337 & 1339 Park Street, which is a contributing structure within the Park Street Historic District; and

WHEREAS, the Historical Advisory Board held a public hearing on May 4, 2017 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 1337-1339 Park Street 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.**

The mixed-use building has been traditionally used for commercial retail and dining establishments with residential units on the second story above. The proposed restaurant use is consistent with these historic uses and is compatible with the existing eating establishments in the building. The proposed new use combines

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the two commercial units into one to accommodate the new restaurant. The improvements require shifting two entry doors to the sides to meet the minimum separation for building code requirements. The project does not significantly change the distinctive materials and features of the building because it proposes to restore and match the materials and characteristics of the original architecture.

- 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 voided.**

The project proposes to maintain and restore character-defining features from the existing building including transom windows and entry features. The proposal includes moving one original storefront entry door and one non-original door to provide enough separation to meet Building Code egress requirements for which the Building Official confirmed is required for the proposal. The new storefront will follow the pattern and rhythm of the original storefronts and utilize a dark bronze anodized aluminum material consistent with the original architecture of the building. The ceramic tile and green marble bulkheads will be replaced with materials consistent with the original building. Additionally, the project will restore the transom windows and decorative entry features on the building. The project will not significantly change the distinctive materials and features of the building because the project proposes to rehabilitate the existing materials. If the materials are deteriorated beyond repair, the applicant will incorporate new materials that match the existing.

- 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 new storefront entry doors will be designed to be consistent with the existing original storefronts on the building, and will not add conjectural features or elements from other historic properties. All materials, windows and doors from the proposed project will be consistent with the original architecture of the building.

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

Two of the existing storefronts on Park Street have been modified over time with materials that are not consistent with the original. The distinctive architectural features of these storefronts including the angled recessed entry design, tile paving, wood panel ceiling, doors with transom windows above will be preserved or restored. If the distinctive features are determined to be deteriorated beyond repair, the applicant will incorporate new materials that match the original. The proposed improvements to these storefronts are consistent with the original

architecture of the building.

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

The project does not significantly change the distinctive materials and features of the building because it proposes to restore and match the materials and characteristics of the original architecture. The original character-defining features of this building, including cast concrete ornaments, bar molding, vertical second story windows, the lathed ornament vertical members, decorative mosaic tile paving, and interior arches will be maintained. The dark bronze anodized aluminum storefront, ceramic tile and green marble bulkheads at the base of the storefronts will be restored with materials consistent with the original architecture. The transom windows and entry features will be evaluated for rehabilitation, however, if the materials are deteriorated beyond repair, the applicant will incorporate new materials that are consistent with the original.

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 does not significantly change the distinctive materials and features of the building because it proposes to restore and match the materials and characteristics of the original architecture. The applicant proposes to replace the storefront and related bulkheads with a new storefront design that is compatible with the original storefronts in scale, design, materials, color, and texture in order to provide a design that meets fire code requirements. The applicant proposes to restore the transom windows and entry features will be evaluated for rehabilitation, however, if the materials are deteriorated beyond repair, the applicant will incorporate new materials that are consistent with the original.

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 project involves storefront and tenant improvements to a commercial structure in the Park Street Historic District. No digging or grading activities are proposed as part of the project; however, standard permit requirements of the City requires the applicant to stop construction and consult a qualified archeologist if any archeological resources are discovered.

- 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 storefront doors on Park Street that will be shifted to the sides to provide enough separation to meet fire egress requirements, and provide a design that differentiates the new work from the old. The new design will utilize an angled recessed entry with a dark bronze anodized aluminum storefront and green marble bulkhead consistent with the original architecture. The proposal will also restore a storefront along Alameda Avenue with dark bronze anodized aluminum storefront and ceramic tile bulkhead consistent with the original storefronts on the building. The applicant proposes to restore the transom windows and entry features will be evaluated for rehabilitation, however, if the materials are deteriorated beyond repair, the applicant will incorporate new materials that are consistent with the original. The new entry door design clearly distinguishes the new work from the old while providing materials and scale that are consistent with the original.

- 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.**

There are no new additions or adjacent structures proposed as part of this proposal.

BE IT FURTHER RESOLVED, that the Historical Advisory Board of the City of Alameda finds this project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 – Existing Facilities and 15331 – Historic Resource Restoration/Rehabilitation.

BE IT FURTHER RESOLVED that the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN17-0080 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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1. This Certificate of Approval shall terminate three (3) years from May 4, 2017, unless actual construction 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 shall not be used.
3. The plans submitted for the Building Permit shall be in substantial compliance with plans prepared by William H. Craig, Architect, 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 date as the City approves the Design Review Application for the subject application, and upon such time, the construction of the plans shall be subject to all conditions of approval imposed by the City of Alameda. Any substantial changes to the approved project shall require review and approval by the Secretary of the Historical Advisory Board.
5. A copy of this Certificate of Approval Resolution shall be printed on the cover of the final Building Permit plans.
6. Transom Windows: The applicant shall perform exploratory removal of the exterior plaster/stucco to determine if there is original transom windows and decorative features underneath the Park Street and Alameda Avenue elevations. The applicant shall coordinate with Planning staff to schedule and inspect the exploratory removal work and to assess whether the original transom window detail may be restored to its original appearance. If the applicant is unable to restore the existing transom windows, the transom windows shall be replaced with a new design that matches the window size, subdivision, and rhythm of the original transom windows as depicted in the photograph of the building on page 21 of the *Postcard History Series: Alameda by Greta Dutcher and Stephen Rowland*.
7. Entrance Details: The applicant shall attempt to restore or reuse any original materials in the entrances. If the original materials are deteriorated beyond repair, the new work shall incorporate materials that match the original. The entrance details include:
 - a. A single wood door with large, centered picture window.
 - b. Wood transom window above entry door.
 - c. Wood ceiling panels above the recessed entries.
 - d. Mosaic tile paving in the recessed landings.

8. Plans submitted for building permits shall reflect the following:

- a. Minimal profile or thickness of the corner mullion in the storefront windows, or alternatively, the use of a butt glazing system or other method of window treatment that reduces the thickness of the corner mullion.
- b. A break in the bulkhead finish along Park Street consistent with the appearance of two separate storefronts.

9. 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 its respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda and its 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.

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 4th day of May, 2016, by the following vote to wit:

AYES: (4) Chair Piziali, Board Members, Jones, Sanchez, and Saxby

NOES: (0)

ABSENT: (1) Chan

ATTEST:



Allen Tai, Secretary
City of Alameda Historical Advisory Board

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CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-17-03

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN17-0281, TO REMOVE ONE COAST LIVE OAK TREE AT 641 CENTRAL AVENUE.

WHEREAS, the applicant, Nai Saepanh made an application on May 30, 2017 to remove a Coast Live Oak (*Quercus agrifolia*) located at 641 Central Avenue; and

WHEREAS, application was complete on May 30, 2017; and

WHEREAS, the General Plan designation is Community Commercial District and

WHEREAS, the Zoning Ordinance classification is C-C, Community Commercial District; and

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

WHEREAS, the Applicant has submitted an arborist's report indicating that two very large scaffolding branches of a large Coast Live Oak, approximately 30" in diameter, fell on May 24, 2017 on the north side of the canopy. The arborist indicated that the branch failures caused two large tears in the main trunk of the tree that will not heal. Furthermore, the arborist stated there is imminent risk of more branches falling and recommends complete removal of the tree to prevent further risk to public safety; and

WHEREAS, pursuant to Alameda Municipal Code Section 13-21.5, the Building Official evaluated the condition of the tree, reviewed the arborist report, and determined on May 31, 2017 that the immediate removal of the tree was necessary to protect the public health, safety, and general welfare.

WHEREAS, the Board has authorized the Secretary to the Board to act on Certificate of Approvals for oak tree removals.

NOW, THEREFORE BE IT RESOLVED, the Secretary of the Board finds that the proposed project is a Categorical Exempt project in accordance with the California Environmental Quality Act (CEQA); CEQA Guidelines Section 15301, Existing Facilities, and 15304, Class 4 Exemption for minor alterations to land that involve the removal of a tree; and

THEREFORE, BE IT FURTHER RESOLVED, the Secretary to the Board has made the following findings based on professional evaluation by a certified arborist and confirmed by the City's Building Official:

1. There are large tears to the main trunk of the tree from branch failure, which

damaged the health of the tree beyond recovery.

2. There is an imminent risk of future structural integrity and stabilization problems, and more branches failing, creating a high risk to public safety and damage to nearby structures and property.
3. The Building Official has determined on May 31, 2017, that the immediate removal of the tree is necessary to protect the public health, safety, and general welfare.

THEREFORE, BE IT FURTHER RESOLVED, that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN17-0281, for the removal of one Coast Live Oak tree located at 641 Central Avenue with the following conditions:

1. This Certificate of Approval shall expire three (3) years after the date of approval or by June 1, 2020.
2. The Secretary of the Board has determined, with consultation of the certified arborist, that the approximately 27' x 27' rear yard is too constrained to feasibly accommodate two replacement Coast Live Oak trees as required by ordinance. Therefore, within 10-days of this approval (June 11, 2017) the Applicant shall pay the City a \$500 in-lieu fee, equal to the cost of two fifteen-gallon oak trees, to be collected for the purchase and planting of trees on City owned property.
3. Indemnification: The applicant, or its successors in interest, shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda and their respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda and their respective agents, officers or employees to attack, set aside, void or annul, any approval or related decision to this project. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees arising out of or in connection with the project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.

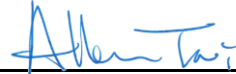
NOTICE. No judicial proceedings subject to review pursuant to California Code of Civil Procedure Section 1094.5 may be prosecuted more than ninety (90) days following the date of this decision plus extensions authorized by California Code of Civil Procedure Section 1094.6

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

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

PASSED AND ADOPTED by the Secretary of the Historical Advisory Board of the City of Alameda on the 1st of June 2017.

Approved:



Allen Tai, Secretary

City of Alameda Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-17-04

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN17-0236, TO REMOVE ONE COAST LIVE OAK TREE AT 820 HAIGHT AVENUE.

WHEREAS, the applicant, Dennis Hanna made an application on May 3, 2017 to remove a Coast Live Oak (*Quercus agrifolia*) located at 820 Haight Avenue; and

WHEREAS, the application was deemed complete on May 30, 2017; and

WHEREAS, the General Plan 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 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 photographic evidence that the Coast Live Oak tree had fallen on its own accord and the tree was completely resting on top of the accessory structure. Due to imminent risk of more damage, the applicant completely removed the tree to prevent further risk to public safety; and

WHEREAS, the Board has authorized the Secretary to the Board to act on Certificate of Approvals for oak tree removals.

NOW, THEREFORE BE IT RESOLVED, the Secretary of the Board finds that the proposed project is a Categorically Exempt project in accordance with the California Environmental Quality Act (CEQA); CEQA Guidelines Section 15301, Existing Facilities, and 15304, Class 4 Exemption for minor alterations to land that involve the removal of a tree; and

THEREFORE, BE IT FURTHER RESOLVED, the Secretary to the Board has made the following findings:

1. The subject tree was removed after it had failed and fallen on its own. The tree's failure was unforeseen and the factors that caused the tree to fail could not be controlled or remedied through reasonable preservation practices or procedures.

THEREFORE, BE IT FURTHER RESOLVED, that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN17-0236, for the removal of one Coast Live Oak tree located at 820 Haight Avenue with the following conditions:

1. This Certificate of Approval shall expire three (3) years after the date of approval or by June 19, 2020.
2. The Secretary of the Board has determined that the approximately 32 foot wide property is too constrained to feasibly accommodate two replacement Coast Live Oak trees as required by ordinance. Therefore, within 10-days of this approval (June 29, 2017) the Applicant shall pay the City a \$500 in-lieu fee, equal to the cost of two fifteen-gallon oak trees, to be collected for the purchase and planting of trees on City owned property.

3. Indemnification: The applicant, or its successors in interest, shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda and their respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda and their respective agents, officers or employees to attack, set aside, void or annul, any approval or related decision to this project. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees arising out of or in connection with the project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.

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

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

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

PASSED AND ADOPTED by the Secretary of the Historical Advisory Board of the City of Alameda on the 19th of June 2017.

Approved:



Allen Tai, Secretary
City of Alameda Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-17-05

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN17-0048, FOR THE DEMOLITION OF A 443 SQUARE FOOT DETACHED GARAGE AT 1414 PEARL STREET.

WHEREAS, applicant Michael Hartigan made an application on January 24, 2017 to demolish a garage constructed prior to 1942; and

WHEREAS, the application was deemed complete on June 12, 2017; and

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

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

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

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

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

1. The existing structure has no known historical or architectural significance.
2. The two (2) off-street parking spaces being removed as a result of this project will be replaced with the concurrent approval of a Design Review that includes an attached two (2) car garage.

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN17-0048 with the following conditions:

1. This Certificate of Approval shall terminate three (3) years from June 26, 2020, 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 26th of June 2017.

Approved: Allen Tai, Secretary
City of Alameda Historical Advisory Board

Per: 
Linda Barrera, Project Planner

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-17-06

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN17-0174, FOR THE DEMOLITION OF A 370 SQUARE FOOT DETACHED GARAGE AT 935 LINCOLN AVENUE.

WHEREAS, applicant Michael Hartigan made an application on March 29, 2017 to demolish a garage constructed prior to 1942; and

WHEREAS, the application was deemed complete on June 13, 2017; and

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

WHEREAS, the Zoning Ordinance classification is R-2, Two-Family Residence 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 two (2) off-street parking spaces being removed as a result of this project will be replaced with the concurrent approval of a Design Review that includes a detached two (2) car garage.

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN17-0174 with the following conditions:

1. This Certificate of Approval shall terminate three (3) years from June 26, 2020, 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 26th of June 2017.

Approved: Allen Tai, Secretary
City of Alameda Historical Advisory Board


Per: _____
Henry Dong, Project Planner

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-17-07

A RESOLUTION OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA DESIGNATING THE ALAMEDA MARINA HISTORIC DISTRICT ON THE ALAMEDA HISTORICAL BUILDINGS STUDY LIST TO INCLUDE THE FOLLOWING: BUILDINGS 1, 4, 6, 12, 15, 16, 17, 19, 21, 22, 27, 28, 29, 31, 32, 33, 34 AND THE GRAVING DOCK.

WHEREAS, the site is designated as MU-4, Northern Waterfront - Grand Street to Willow Street Specified Mixed Use Area on the General Plan diagram; and

WHEREAS, the site is classified as M-2 General Industrial (Manufacturing) District and MX- Mixed Use District with a Multifamily Residential Overlay in the Zoning Ordinance; and

WHEREAS, in 1988, the City of Alameda commissioned a historic resources survey of the Alameda Marina property; and

WHEREAS, in 2016, the City commissioned a historic resources evaluation as part of preparing an Environmental Impact Report for a new Master Plan initiated by the owners of Alameda Marina; and

WHEREAS, the draft historic resources evaluation was released for public comment in July 2016, and after incorporating public comments, a revised historic resources evaluation was released to the public in May 2017. A subsequent peer review of the draft historic resources evaluation was also prepared in June 2017; and

WHEREAS, on June 1st and July 6th, 2017, the Historical Advisory Board held duly noticed public hearings on the Alameda Marina historic resources evaluation and examined pertinent maps, drawings, and documents.

NOW, THEREFORE BE IT RESOLVED, that the Historical Advisory Board has made the following findings on the historic resources evaluation for Alameda Marina:

1. The Alameda Marina property has strong associations with the development in the San Francisco Bay Area of World War II-era civilian shipbuilding and repair facilities;
2. There are certain buildings and features on the property that retain a great degree of the design, setting, feeling, and association with its historical period of significance (1938-1945) and appear eligible as contributors to a historic district;

3. Buildings 16, 19, and 27, appear individually eligible for the California Register structure and are significant examples of a type, period, and method of construction dating to the World War II era.
4. The seventeen identified buildings and graving dock are contributors to a historic district that is closely associated with the land uses, industrial activity, and the spatial and organizational relationships between buildings on the site during the period of significance.

THEREFORE BE IT FURTHER RESOLVED, that the Historical Advisory Board finds the inclusion of additional historic resources on the City's local historic resources inventory is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15305 Minor Alterations to Land Use Limitations and 15308 Actions by Regulatory Agencies for Protection of the Environment; and

THEREFORE BE IT FURTHER RESOLVED, that the Historical Advisory Board hereby designates seventeen buildings, Buildings 1, 4, 6, 12, 15, 16, 17, 19, 21, 22, 27, 28, 29, 31, 32, 33, 34, and the graving dock as contributing buildings/features to the "Alameda Marina Historic District" to be included on the City of Alameda's local historic resources inventory, known as the Historical Building Study List, subject to the following conditions:

1. The boundary of the historic district shall conform to the Cultural Landscape Boundary identified in the memorandum to the City, prepared by Michael Corbett, dated June 23, 2017. The seventeen identified buildings and graving dock shall be the only contributors to the historic district, and all other structures and features on the site shall be non-contributors.
2. City staff shall coordinate with the Alameda Marina property owner to prepare the necessary forms and exhibits for the proper documentation of the historic district according to California Office of Historic Preservation guidelines for recording historical resources.

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.

The decision of the Historical Advisory Board shall be final unless appealed in writing and within ten (10) days of the decision, by Notice of Appeal 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.

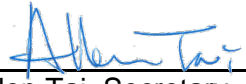
I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Historical Advisory Board of the City of Alameda during the Regular Meeting of the Historical Advisory Board on the 6th day of July, 2017, by the following vote to wit:

AYES: (3) Piziali, Jones, and Saxby

NOES: (1) Chan

ABSENT: (1) Sanchez

ATTEST:



Allen Tai, Secretary
City of Alameda Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-17-08

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN17-0326, TO REMOVE ONE COAST LIVE OAK TREE AT 1440 SIXTH STREET.

WHEREAS, the applicant, Dianne Richmond made an application on June 20, 2017 to remove a Coast Live Oak (*Quercus agrifolia*) located at 1440 Sixth Street; and

WHEREAS, the application was deemed complete on July 6, 2017; and

WHEREAS, the General Plan 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 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 photographic evidence that the Coast Live Oak tree had fallen on its own accord and the tree was completely resting on top of the accessory structure. Due to imminent risk of more damage, the applicant completely removed the tree to prevent further risk to public safety; and

WHEREAS, the Board has authorized the Secretary to the Board to act on Certificate of Approvals for oak tree removals.

NOW, THEREFORE BE IT RESOLVED, the Secretary of the Board finds that the proposed project is a Categorically Exempt project in accordance with the California Environmental Quality Act (CEQA); CEQA Guidelines Section 15301, Existing Facilities, and 15304, Class 4 Exemption for minor alterations to land that involve the removal of a tree; and

THEREFORE, BE IT FURTHER RESOLVED, the Secretary to the Board has made the following findings:

1. The subject tree has outgrown its planting area adjacent to the building and its roots have begun to damage the building. An arborist inspected the subject tree and determined that the damage will increase while the health of the tree will continue to fail, making the tree a hazard, and recommended the tree's removal.

THEREFORE, BE IT FURTHER RESOLVED, that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN17-0326, for the removal of one Coast Live Oak tree located at 1440 Sixth Street with the following conditions:

1. This Certificate of Approval shall expire three (3) years after the date of approval or by July 31, 2020.
2. The Secretary of the Board has determined that the fully developed property is too constrained to feasibly accommodate two replacement Coast Live Oak trees as required by ordinance. Therefore, within 10-days of this approval (August 10, 2017) the Applicant shall pay the City a \$500 in-lieu fee, equal to the cost of two fifteen-gallon oak trees, to

be collected for the purchase and planting of trees on City owned property.

3. Indemnification: The applicant, or its successors in interest, shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda and their respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda and their respective agents, officers or employees to attack, set aside, void or annul, any approval or related decision to this project. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees arising out of or in connection with the project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.

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

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

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

PASSED AND ADOPTED by the Secretary of the Historical Advisory Board of the City of Alameda on the 31st of July 2017.

Approved:



Allen Tai, Secretary

City of Alameda Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-17-09

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN17-0409, FOR THE DEMOLITION OF A 409-SQUARE-FOOT DETACHED GARAGE AT 1012 WALNUT STREET.

WHEREAS, applicants Shiuchung Wong made an application on August 7, 2017 to demolish a garage constructed prior to 1942; and

WHEREAS, application was complete on August 21, 2017; and

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

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

WHEREAS, 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 off-street parking spaces will be replaced with surface parking in the rear yard.

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN17-0409 with the following conditions:

1. This Certificate of Approval shall terminate six (6) months from September 5, 2017 (expiration date March 5, 2018) unless actual demolition under a valid permit has begun.
2. The applicant shall file for a demolition permit within 60-days from the date of this approval by November 6, 2017.
3. 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.

4. 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 5th of September 2017.

Approved:



Allen Tai, Secretary
City of Alameda Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-17-10

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN17-0459, TO REMOVE ONE COAST LIVE OAK TREE AT 800 HAIGHT AVENUE.

WHEREAS, the applicant, Kristen Batom made an application on September 6, 2017 to remove a Coast Live Oak (*Quercus agrifolia*) located at 800 Haight Avenue; and

WHEREAS, application was complete on September 6, 2017; and

WHEREAS, the General Plan 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 Coast Live Oaks as a protected tree and mandates that no protected tree shall be removed without approval of a certificate of approval; and

WHEREAS, the Applicant has submitted an arborist's report indicating that a major limb of a Coast Live Oak, approximately 26" in diameter, fell onto a garage on the property. The arborist indicated that the branch failure caused a major tear in the main leader of the tree that will not heal. Furthermore, the arborist stated there is imminent risk of more branches falling and recommends complete removal of the tree to prevent further risk to public safety; and

WHEREAS, pursuant to Alameda Municipal Code Section 13-21.5, the Building Official evaluated the condition of the tree, reviewed the arborist report, and determined on September 6, 2017 that the immediate removal of the tree was necessary to protect the public health, safety, and general welfare.

WHEREAS, the Board has authorized the Secretary to the Board to act on Certificate of Approvals for oak tree removals.

NOW, THEREFORE BE IT RESOLVED, the Secretary of the Board finds that the proposed project is a Categorically Exempt project in accordance with the California Environmental Quality Act (CEQA); CEQA Guidelines Section 15301, Existing Facilities, and 15304, Class 4 Exemption for minor alterations to land that involve the removal of a tree; and

THEREFORE, BE IT FURTHER RESOLVED, the Secretary to the Board has made the following findings based on professional evaluation by a certified arborist and confirmed by the City's Building Official:

1. There is a large tear to the main leader of the tree from branch failure, which

damaged the health of the tree beyond recovery.

2. There is an imminent risk of future structural integrity and stabilization problems, and more branches failing, creating a high risk to public safety and damage to nearby structures and property.
3. The Building Official has determined on September 6, 2017, that the immediate removal of the tree is necessary to protect the public health, safety, and general welfare.

THEREFORE, BE IT FURTHER RESOLVED, that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN17-0281, for the removal of one Coast Live Oak tree located at 641 Central Avenue with the following conditions:

1. This Certificate of Approval shall expire three (3) years after the date of approval or by September 6, 2020.
2. The Secretary of the Board has determined, with consultation of the certified arborist, that the approximately 20' x 30' rear yard is too constrained to feasibly accommodate two replacement Coast Live Oak trees as required by ordinance. Therefore, within 10-days of this approval (September 16, 2017) the Applicant shall pay the City a \$500 in-lieu fee, equal to the cost of two fifteen-gallon oak trees, to be collected for the purchase and planting of trees on City owned property.
3. Indemnification: The applicant, or its successors in interest, shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda and their respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda and their respective agents, officers or employees to attack, set aside, void or annul, any approval or related decision to this project. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees arising out of or in connection with the project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.

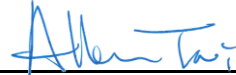
NOTICE. No judicial proceedings subject to review pursuant to California Code of Civil Procedure Section 1094.5 may be prosecuted more than ninety (90) days following the date of this decision plus extensions authorized by California Code of Civil Procedure Section 1094.6

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

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

PASSED AND ADOPTED by the Secretary of the Historical Advisory Board of the City of Alameda on the 6th of September 2017.

Approved:



Allen Tai, Secretary
City of Alameda Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-17-11

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN17-0433, FOR THE DEMOLITION OF A 265 SQUARE FOOT DETACHED GARAGE AT 2032 ALAMEDA AVENUE.

WHEREAS, applicant Rosalie Moos-Hollins made an application on August 17, 2017 to demolish a garage constructed prior to 1942; and

WHEREAS, the application was deemed complete on September 20, 2017; and

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

WHEREAS, the Zoning Ordinance 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 structure was damaged by more than 70% of its current value by a fallen tree.
3. The one enclosed parking space being removed will be replaced with the concurrent design review approval of a new single car garage that will be built in accordance with the current development requirements for Accessory Structures, and the existing driveway will be maintained to continue providing a second tandem off-street parking space in front of the proposed garage.

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN17-0433 with the following conditions:

1. This Certificate of Approval shall terminate three (3) years from October 2, 2020, 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 2nd of October 2017.

Approved:



Allen Tai, Secretary
City of Alameda Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-17-12

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN17-0451, TO REMOVE ONE COAST LIVE OAK TREE AT 1245 HAWTHORNE STREET.

WHEREAS, the applicant, Darlene Shaffer made an application on August 31, 2017 to remove a Coast Live Oak (*Quercus agrifolia*) located at 1245 Hawthorne Street; and

WHEREAS, application was complete on September 13, 2017; and

WHEREAS, the General Plan designation is Low Density Residential and

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

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

WHEREAS, the Applicant has submitted an arborist's report indicating that an old Coast Live Oak, approximately 32 inches in diameter, has grown very close to the existing home on the property and the health of the tree has been significantly declining. The arborist stated that the lower portion of the tree is decaying and the canopy is very weak. Furthermore, the arborist stated the condition of the tree will continue to decline and recommends complete removal of the tree to prevent risk to public safety; and

WHEREAS, the Board has authorized the Secretary to the Board to act on Certificate of Approvals for oak tree removals.

NOW, THEREFORE BE IT RESOLVED, the Secretary of the Board finds that the proposed project is a Categorically Exempt project in accordance with the California Environmental Quality Act (CEQA); CEQA Guidelines Section 15301, Existing Facilities, and 15304, Class 4 Exemption for minor alterations to land that involve the removal of a tree; and

THEREFORE, BE IT FURTHER RESOLVED, the Secretary to the Board has made the following findings based on professional evaluation by a certified arborist:

1. The subject tree has grown very close to the building and is beginning to cause some damage to the structure. An arborist inspected the subject tree and determined that the damage will increase while the health of the tree will continue to fail, making the tree a hazard, and recommended the tree's removal.

THEREFORE, BE IT FURTHER RESOLVED, that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN17-0451, for the removal of one Coast Live Oak tree located at 1245 Hawthorne Street with the following conditions:

1. This Certificate of Approval shall expire three (3) years after the date of approval or by October 2, 2020.
2. The Secretary of the Board has determined, with consultation of the certified arborist, that the rear yard contains an existing swimming pool and is too constrained to feasibly accommodate two replacement Coast Live Oak trees as required by ordinance.

Therefore, within 10-days of this approval (October 2, 2017) the Applicant shall pay the City a \$500 in-lieu fee, equal to the cost of two fifteen-gallon oak trees, to be collected for the purchase and planting of trees on City owned property.

3. Indemnification: The applicant, or its successors in interest, shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda and their respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda and their respective agents, officers or employees to attack, set aside, void or annul, any approval or related decision to this project. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees arising out of or in connection with the project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.

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

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

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

PASSED AND ADOPTED by the Secretary of the Historical Advisory Board of the City of Alameda on the 2nd of October 2017.

Approved:



Allen Tai, Secretary
City of Alameda Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-17-13

A RESOLUTION OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA GRANTING A CERTIFICATE OF APPROVAL, PLN17-0396, FOR THE DEMOLITION OF MORE THAN 30% THE PRESENT VALUE OF A PRE-1942 RESIDENCE LOCATED AT 63 GARDEN ROAD

WHEREAS, applicants Nikitas and Jaimie Orfanos made an application on July 31, 2017, proposing the demolition of more than 30% the current value of a single family residence built prior to 1942 as part of a proposed addition to the side and rear of the structure; and

WHEREAS, the application was deemed complete on September 7, 2017; and

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

WHEREAS, the parcel is located within the R-1, One-Family Residence District; and

WHEREAS, the project is limited to the demolition as shown on the project plans;
and

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

WHEREAS, on October 5, 2017, the Board held a duly noticed public hearing, reviewed the application, including exhibits and documents.

THEREFORE, BE IT RESOLVED that the project is Categorically Exempt from additional environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15301 – Existing Facilities.

BE IT FURTHER RESOLVED that the Historical Advisory Board has made the following findings determining the subject structure to not possess any historical merit or physical qualities that would be eligible for inclusion in any local, state or national historic register:

1. **The structure to be demolished does not embody distinctive characteristics of a type, period, region, or method of construction, nor does it represent the work of an important creative individual.** The existing structure does not possess high artistic value and does not reflect the work of a master. Many other Craftsman bungalows exist in Alameda that exhibit greater architectural character and are better examples of bungalows popular during the 1920s.

2. **There are no events associated with this property that make a significant contribution to the history or cultural heritage of local or regional history.** Review of City records and historical resources publications has not provided any additional information that suggests that this structure has historical and cultural merit.
3. **The property is not associated with persons important to local, state or national history.** Staff was unable to find any records that define the property as containing historical and cultural merit in association with the lives of important individuals. Review of City records, historical resources publications, and a search for other available records, it is unlikely this property had any important historical association.
4. **The property does not yield any information important in prehistory or history.** While the property was developed in the early 1900s, it is not likely to yield more information about prehistory or history of the local community than what is already known.

BE IT FURTHER RESOLVED that the Historical Advisory Board approves the proposed demolition at 63 Garden Road and issues a Certificate of Approval subject to the following conditions:

- (1) This Certificate of Approval shall expire three (3) years after the date of approval or by October 5, 2020, unless demolition has begun under valid City permits prior to the date of expiration.
- (2) The issuance of a demolition permit under this Certificate of Approval shall be subject to the City first approving the Design Review for the proposed addition.
- (3) **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 5th day of October, 2017, by the following vote to wit:

AYES: (3) Chair Piziali, Board Members, Jones, Saxby

NOES: (0)

ABSENT: (2) Board Members, Chan, Sanchez

ATTEST:



Allen Tai, Secretary
City of Alameda Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-17-14

A RESOLUTION OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA GRANTING A CERTIFICATE OF APPROVAL AMENDMENT (PLN17-465) TO RESTORE AND MODIFY ALAMEDA POINT BUILDING 8 (2350 SARATOGA ST).

WHEREAS, the Historical Advisory Board held a public hearing on October 6, 2016 and reviewed an application for a Certificate of Approval (PLN16-0468) to modify Building 8 (2350 Saratoga St.), a contributing structure within the NAS Alameda Historic District; and

WHEREAS, on October 6, 2016 the Historical Advisory Board reviewed the application, including exhibits and documents, and made the required findings with respect to the project's consistency with the Secretary of the Interior's Standards for Rehabilitation and approved a Certificate of Approval for the exterior modifications, Resolution HAB-16-20; and

WHEREAS, applicant Alameda Point Redevelopers, LLC made an application on September 5, 2017, proposing to revise the prior HAB approval to increase the square footage of the approved rooftop addition and reduce its overall height to match the existing height of the building's elevator towers; and

WHEREAS, the application was deemed complete on September 25, 2017; and

WHEREAS, the General Plan designation of the site is Alameda Point, Civic Core; and

WHEREAS, the parcel is located within the Alameda Point- Adaptive Reuse (AP-AR) Zoning District; and

WHEREAS, the Historical Advisory Board shall determine whether to issue a Certificate of Approval Amendment, 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

WHEREAS, on February 4, 2014, the City of Alameda certified the Alameda Point Final EIR in compliance with the California Environmental Quality Act (CEQA). The Final EIR evaluated the environmental impacts of redevelopment and reuse of the lands at Alameda Point, which included Building 8 and, as a result, no further review is required for this project; and

WHEREAS, the proposed project would not result in new or substantially more severe significant impacts, new information, or changes in circumstances that were not identified in the Alameda Point Final EIR; and

WHEREAS, on October 5, 2017, the Board reviewed the application for a Certificate

of Approval Amendment, including exhibits and documents, and has made 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.** The proposed project would include revisions to the prior HAB approval and would convert Building 8, now a vacant warehouse, into a light industrial "work-live" and "maker space." The majority of the changes required by the change in use would occur inside the building and on the roof where they would be minimally visible from public rights-of-way, including the top of the common room enclosure, which would be visible from the intersection of West Ranger Avenue and Saratoga Street and along the midsection of West Ranger Avenue. The other changes are largely minor in scope and scale, preserving the building's industrial aesthetic and use.

The conversion from Navy storage to commercial and Work/Live use would not significantly change the distinctive materials and features of the historic building. A conversion to these uses is not inherently harmful to this type of building. Navy-designed, concrete buildings are adaptable structures often characterized by incremental alterations to accommodate evolving technology or new uses. Many older concrete buildings in the Bay Area have historic additions made of corrugated steel or other lightweight materials because concrete is a comparatively expensive and permanent building material

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 will be avoided.** The majority of the changes that would be made to Building 8 would occur inside the building and on the roof, minimizing their visibility from public rights-of-way. The rest of the exterior would undergo few major changes. Proposed modifications to the building's character-defining features, including its windows, the canopy, and the loading docks, are relatively minor in scope, especially given the massive size and scale of the building, and entirely reversible.

The proposed project preserves the original architectural features of the building that make it historically significant because the concrete exterior walls and a majority of the structure will be renovated and preserved in a manner that is compatible with the original design. The exterior of the building would be retained and preserved to maintain its historic warehouse character.

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 proposed project would not add any conjectural features or elements from other historical properties. All of the new work, including the rooftop addition, the skylights, and the storefronts, are designed in a contemporary

architectural vocabulary that is compatible with, yet differentiated from, the adjoining historic fabric. The project will utilize materials that are compatible with and appropriate for the building's period of construction.

4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.** The proposed project would remove nearly all post-1943 changes to Building 8, including all steel roll-up doors, the sky bridge, and the cantilevered addition on the south façade. None of these changes have gained significance in their own right.
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.** Building 8 is a warehouse built of commonplace industrial materials, including cement plaster over concrete and metal doors and windows. As a utilitarian building, Building 8 does not display any notable examples of traditional craftsmanship. Nonetheless, the proposed project would retain all of the building's functional and plain materials and features. The project will preserve all distinctive features and finishes of the original construction. The proposed project would retain and preserve the exterior concrete walls of the historic building.
6. **Deteriorated historic features will be repaired rather than replaced. Where 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.** Building 8 has been vacant for almost two decades, and despite being made of durable materials, such as concrete and cement plaster, deterioration and vandalism have taken a toll on the building's exterior. Though the building's shell appears to be in good condition, a good number of the windows at the first floor level have been broken. Breakage at the second and third floor levels is not as severe, but there are still many broken windows and some missing awning sashes.

A cursory inspection of the building's exterior suggests that paint delamination and surface corrosion are present on some of the steel windows. Overall, the extant windows appear to be salvageable but they will certainly require repair and conservation. The project sponsor intends to retain the existing windows and rehabilitate them. New glass will replace broken panes and new metal sashes will be fabricated to replace missing awning sashes. Any replacement sashes will match the original in terms of materials; finish; color; and muntin, rail, and stile profile. New materials and windows will complement the appearance of the original building. The most important features of the building (the exterior concrete walls) appear to be in good condition. If any concrete is damaged beyond repair, the replacement concrete would match the original color and texture.

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 drawings for the proposed project do not call for any chemical

treatments to be used, and though such information is usually not specified until later, it is likely that Building 8 will need to be repainted. Physical treatments would be used to remove delaminated paint, including hand-scraping and sanding. The gentlest effective methods would be used to avoid damaging the building's character-defining materials, especially its cement plaster finishes and metal windows and doors. No harmful methods, such as sandblasting, overly caustic strippers, or flame-based paint stripping methods would be used.

8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.** The building plans indicate that there will be little new excavation. As a result, the presence of potential archaeological resources on the project site is unlikely. However, if archeological resources are discovered, standard mitigation measures typically required by the City of Alameda would assure compliance with Rehabilitation Standard 8.
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 proposed project would add a vertical addition to the roof of Building 8. The revised plans propose that the existing parapet height be maintained and that the proposed fourth floor addition would match the existing building height of the elevator towers at 59 feet 6 inches. The addition would be set back approximately 60 feet from the west façade of the existing building, 36 feet from the east facade, 34 feet from the south façade and 34 feet from the north facade. The new addition is set back from the building's parapets to entirely conceal or minimize their appearance from surrounding public rights-of-way. The addition is designed in a contemporary architectural vocabulary using modern materials. The new work will not destroy the significant historic fabric of the building, and new materials will be compatible with the original construction. Any deteriorated historic material will be repaired/restored to its original condition.
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.** The proposed vertical addition could be removed leaving the overall form of Building 8 intact. Furthermore, the proposed aluminum storefronts could be removed, leaving voids where the existing non-historic roll-up doors are presently located. If removed, Building 8 (including its three-story, flat-roofed massing, its concrete exterior walls, and its ornamental detailing) would appear largely as it does today.

THEREFORE, BE IT RESOLVED that the Historical Advisory Board approves the Certificate of Approval Amendment request for 2350 Saratoga Street subject to the following conditions:

- (1) This Certificate of Approval shall expire three (3) years after the date of approval or by October 5, 2020, unless actual construction has begun under valid City permits or the applicant applies for and is granted an extension by the Community Development Director prior to the date of expiration.
- (2) The plans submitted for the Building Permit shall be in substantial compliance with plans prepared by Mikiten Architects, dated September 5, 2017 which are on file in the office of the City of Alameda Planning Division, subject to the conditions specified in this resolution.
- (3) All exterior lighting fixtures shall be low intensity, directed downward and shielded to minimize offsite glare.
- (4) **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 5th day of October,

2017, by the following vote to wit:

AYES: (3) Chair Piziali, Board Members, Jones, Saxby

NOES: (0)

ABSENT: (2) Board Members, Chan, Sanchez

ATTEST:

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

Allen Tai, Secretary

City of Alameda Historical Advisory Board

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

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN17-0453, TO REMOVE ONE COAST LIVE OAK TREE AT 922 LAFAYETTE STREET.

WHEREAS, the applicant, Eileen Devlin made an application on September 5, 2017 to remove a Coast Live Oak (*Quercus agrifolia*) located at 922 Lafayette Street; and

WHEREAS, the application was deemed complete on September 26, 2017; and

WHEREAS, the General Plan 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 Coast Live Oaks as a protected tree and mandates that no protected tree shall be removed without approval of a certificate of approval; and

WHEREAS, the Applicant has submitted an arborist's report indicating the proposed foundation replacement and basement excavation in the main house adjacent to the tree will compromise the health and safety of the tree because excavation will be within the tree's primary root plate; and

WHEREAS, the Board has authorized the Secretary to the Board to act on Certificate of Approvals for oak tree removals.

NOW, THEREFORE BE IT RESOLVED, the Secretary of the Board finds that the proposed project is a Categorically Exempt project in accordance with the California Environmental Quality Act (CEQA); CEQA Guidelines Section 15301, Existing Facilities, and 15304, Class 4 Exemption for minor alterations to land that involve the removal of a tree; and

THEREFORE, BE IT FURTHER RESOLVED, the Secretary to the Board has made the following findings:

1. An arborist inspected the subject tree and determined that the loss of any large tensile roots along the foundation as a result of excavation is likely to compromise the root anchoring and result in safety liability. The arborist recommended the tree's removal.

THEREFORE, BE IT FURTHER RESOLVED, that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN17-0453, for the removal of one Coast Live Oak tree located at 922 Lafayette Street with the following conditions:

1. This Certificate of Approval shall expire three (3) years after the date of approval or by October 16, 2020.
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 16th of October 2017.

Approved:



Allen Tai, Secretary

City of Alameda Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-17-16

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN17-0524, TO REMOVE ONE COAST LIVE OAK TREE AT 2269 CLINTON AVENUE.

WHEREAS, the applicant, Jean-Marc made an application on October 19, 2017 to remove a Coast Live Oak (*Quercus agrifolia*) located at 2269 Clinton Avenue; and

WHEREAS, the application was deemed complete on October 24, 2017; and

WHEREAS, the General Plan designation is Medium Density Residential and

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

WHEREAS, the subject property is on the study list of Architectural and Historical Resources of the City of Alameda with a designation of "S"; and

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

WHEREAS, the Applicant has submitted an arborist's report indicating that the tree is old and deteriorated, that there is a large cavity at a height of 9 feet, and the tree has a great potential to fail which is a safety concern; and

WHEREAS, the Board has authorized the Secretary to the Board to act on Certificate of Approvals for oak tree removals.

NOW, THEREFORE BE IT RESOLVED, the Secretary of the Board finds that the proposed project is a Categorically Exempt project in accordance with the California Environmental Quality Act (CEQA); CEQA Guidelines Section 15301, Existing Facilities, and 15304, Class 4 Exemption for minor alterations to land that involve the removal of a tree; and

THEREFORE, BE IT FURTHER RESOLVED, the Secretary to the Board has made the following findings:

1. An arborist inspected the subject tree and determined that the tree is old, that poor pruning has caused the tree to deteriorate, and the tree is proximal to the home and spreads throughout the powerlines, and therefore there is a safety hazard. The arborist recommended the tree's removal.
2. There is no indication on City records that the subject tree is associated with the historic status of the property.

THEREFORE, BE IT FURTHER RESOLVED, that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN17-0524, for the removal of one Coast Live Oak tree located at 2269 Clinton Avenue with the following conditions:

1. This Certificate of Approval shall expire three (3) years after the date of approval or by November 7, 2020.

2. The Secretary of the Board has determined that the property is too constrained to accommodate two replacement Coast Live Oak trees as required by ordinance. Therefore, within 10-days of this approval (November 17, 2017) the Applicant shall pay the City a \$500 in-lieu fee, equal to the cost of two fifteen-gallon oak trees, to be collected for the purchase and planting of trees on City owned property.
3. Indemnification: The applicant, or its successors in interest, shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda and their respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda and their respective agents, officers or employees to attack, set aside, void or annul, any approval or related decision to this project. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees arising out of or in connection with the project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.

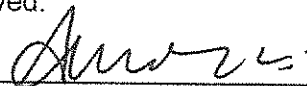
NOTICE. No judicial proceedings subject to review pursuant to California Code of Civil Procedure Section 1094.5 may be prosecuted more than ninety (90) days following the date of this decision plus extensions authorized by California Code of Civil Procedure Section 1094.6

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

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

PASSED AND ADOPTED by the Secretary of the Historical Advisory Board of the City of Alameda on the 7th of November, 2017.

Approved:



Allen Tai, Secretary

City of Alameda Historical Advisory Board

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

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN17-0530, TO REMOVE ONE COAST LIVE OAK TREE AT 3024 GIBBONS DRIVE.

WHEREAS, the applicant, Lisa Guichard-Carrion Payne made an application on October 23, 2017 to remove a Coast Live Oak (*Quercus agrifolia*) located at 3024 Gibbons Drive; and

WHEREAS, application was complete on November 2, 2017; and

WHEREAS, the General Plan designation is Low Density Residential and

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

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

WHEREAS, the Applicant has submitted an arborist's report indicating that a Coast Live Oak, approximately 28 inches in diameter, has grown adjacent to the existing home on the property and is impact the foundation through the expansion of the trunk. The arborist states the tree location does not provide enough are for the roots to expand to provide adequate support for the tree. Furthermore, the arborist states that future trunk failure is likely due to a phototropic lean to the southwest and recommends complete removal of the tree to prevent risk to public safety; and

WHEREAS, the Board has authorized the Secretary to the Board to act on Certificate of Approvals for oak tree removals.

NOW, THEREFORE BE IT RESOLVED, the Secretary of the Board finds that the proposed project is a Categorically Exempt project in accordance with the California Environmental Quality Act (CEQA); CEQA Guidelines Section 15301, Existing Facilities, and 15304, Class 4 Exemption for minor alterations to land that involve the removal of a tree; and

THEREFORE, BE IT FURTHER RESOLVED, the Secretary to the Board has made the following findings based on professional evaluation by a certified arborist:

1. The condition of the tree, with respect to danger of falling and proximity to existing structures, cannot be controlled or remedied through reasonable preservation procedures and practices. The subject tree is adjacent to the building is causing damage to the foundation of the structure. Furthermore, the lack of area for adequate root expansion and an existing phototropic lean to the southwest will lead to future trunk failure. Therefore, the removal of the tree is necessary to maintain the foundation of the home and for public safety.

THEREFORE, BE IT FURTHER RESOLVED, that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN17-0530, for the removal of one Coast Live Oak tree located at 3024 Gibbons Drive with the following conditions:

1. This Certificate of Approval shall expire three (3) years after the date of approval or by November 20, 2020.

2. The Secretary of the Board has determined, with consultation of the certified arborist, that the rear yard contains an existing accessory structure and is too constrained to feasibly accommodate two replacement Coast Live Oak trees as required by ordinance. Therefore, within 10-days of this approval (November 30, 2017) the Applicant shall pay the City a \$500 in-lieu fee, equal to the cost of two fifteen-gallon oak trees, to be collected for the purchase and planting of trees on City owned property.
3. Indemnification: The applicant, or its successors in interest, shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda and their respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda and their respective agents, officers or employees to attack, set aside, void or annul, any approval or related decision to this project. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees arising out of or in connection with the project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.

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

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

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

PASSED AND ADOPTED by the Secretary of the Historical Advisory Board of the City of Alameda on the 20th of November 2017.

Approved:



Allen Tai, Secretary
City of Alameda Historical Advisory Board

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-17-18

A RESOLUTION OF THE SECRETARY OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN17-0566, FOR THE DEMOLITION OF A 432-SQUARE-FOOT DETACHED GARAGE AT 1520 MORTON STREET.

WHEREAS, the applicants Bertram Harris Design Builder for Eugenie Young made an application on November 20, 2017 to demolish a garage constructed prior to 1942; and

WHEREAS, application was deemed complete on November 20, 2017; and

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

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

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

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

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

1. The existing structure has no known historical or architectural significance.
2. The existing off-street parking spaces will be replaced with surface parking in the driveway on the property.

THEREFORE BE IT RESOLVED that the Secretary of the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN17-0566 with the following conditions:

1. This Certificate of Approval shall terminate three (3) years from December 4, 2017 (expiration date December 4, 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 4th of December 2017.

Approved:



Allen Tai, Secretary
City of Alameda Historical Advisory Board

**CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
RESOLUTION NO. HAB-17-19**

A RESOLUTION OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING CERTIFICATE OF APPROVAL, PLN17-0447, FOR THE REMOVAL OF MORE THAN 30% THE PRESENT VALUE OF A PRE-1942 RESIDENCE AT 3278 GARFIELD AVENUE.

WHEREAS, Jack Backus Architects submitted an application on August 24, 2017, proposing the demolition of more than 30% the present value of a single-family residence built prior to 1942 as part of a proposed second story addition on an existing single family home; and

WHEREAS, the application was deemed complete by staff on October 26, 2017; and

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

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

WHEREAS, the project is limited to the demolition as shown on the project plans; and

WHEREAS, the subject property at 3278 Garfield Avenue is listed on the Historical Building Study List with a "B" designation, and

WHEREAS, the Historical Advisory Board held a public hearing on December 7, 2017 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.

THEREFORE, BE IT RESOLVED that the Historical Advisory Board of the City of Alameda finds this project exempt from additional environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15301 – Existing Facilities, and 15331 – Historic Resource Restoration/Rehabilitation.

BE IT FURTHER RESOLVED that the Historical Advisory Board approves the Certificate of Approval request for 3278 Garfield 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 shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

The subject property was established as a single-family residence and the proposed second story addition will not change the existing residential use.

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

The new addition is set back from the front elevation in order to preserve the existing gables, original front porch, chimney, and large living room window that are the character defining features of the original structure. Therefore, the proposed design preserves the historic character and materials of the property.

- 3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.**

The addition is designed to be consistent with the original Craftsman style design of the building, and utilizes the proportions, elements and materials found on the existing home. The design does not incorporate elements that create a false sense of historical development.

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

The proposed addition is setback from the front of the building in order to maintain the character defining features including the existing gables, original front porch, chimney, and large living room window. The design does not alter or remove any modifications that have acquired historic significance over time.

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

The project will retain the character-defining features of the building including the gabled roofs, the front porch, the wall mounted chimney, and the large horizontal living room window. The second story addition is designed to be setback from these features in order to preserve the distinctive features, finishes and construction techniques that characterize the original home.

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

The proposed modifications will not alter or eliminate the character defining features located at the front of the existing Craftsman bungalow.

- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

No chemical or physical treatments, such as sandblasting, are proposed as part of this project.

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

The project involves a second story addition that does not substantially increase the existing building footprint. Minimal digging or grading activities are proposed as part of the project; however, Condition of Approval No. 6 requires the applicant to stop construction and consult a qualified archeologist if any archeological resources are discovered.

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

The proposed project will not destroy historic materials that characterize the property. The new addition preserves the significant materials, features and forms including the gabled roof, front porch, chimney, and living room window located at the front of the structure. The addition is setback a full bay from the primary elevation and is subordinate in size to the main floor to minimize the impact on proportions and profile. The new second-story design incorporates a side facing gabled roof, deep eaves with rafter-tails, and windows with wood trim that are compatible with the original architecture and other two-story homes in the surrounding area. The project also provides horizontal wood siding on the second story with a belly band to clearly distinguish the new work from the old.

10. New additions and adjacent or related new construction shall 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.

The second story design is setback from the front to ensure the project does not alter or eliminate the character defining features including the gabled roof, front porch, chimney, and living room window located at the front of the building. The design will ensure that the integrity of the historic property will remain if the addition was removed in the future.

BE IT FURTHER RESOLVED that the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN17-0447 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 December 7, 2017, unless actual construction 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. The plans submitted for the Building Permit shall be in substantial compliance with plans prepared by Jack Backus Architects, on file in the office of the City of Alameda Planning Division, subject to the conditions specified in this resolution.
3. This Certificate of Approval shall not become effective until such date as the City approves the Design Review Application for the subject application, and upon such time, the construction of the plans shall be subject to all conditions of approval imposed by the City of Alameda. Any substantial changes to the approved project shall require review and approval by the Secretary of the Historical Advisory Board.
4. A copy of this Certificate of Approval Resolution shall be printed on the cover of the final Building Permit plans.
5. Prior to submittal for Design Review application, the applicant shall make the following revision to the satisfaction of the Secretary of the Historical Advisory Board :
 - a. Revise the second-story addition with a side-facing cross gable design and lower the plate height by one-foot to minimize the visual impact of the second-story from the street.
 - b. Revise the plans to retain the existing chimney on the north elevation.

- c. Revise the plans to incorporate historically appropriate siding to match the existing horizontal siding on the building.
6. Archeological: In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The applicant/owner shall contact the Community Development Director for further guidance, which will likely include the requirement for the applicant/owner to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.
7. 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 its respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda and its 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 Historical Advisory Board shall be final unless appealed to the City Council 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.

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 7th day of December, 2017, by the following vote to wit:

AYES: (4) Chair Piziali, Board Members, Chan, Sanchez, and Saxby

NOES: (0)

ABSENT: (1) Jones

ATTEST:



Allen Tai, Secretary
City of Alameda Historical Advisory Board

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