



## City of Alameda • California

### Historical Advisory Board Certificate of Approval

This notice is provided to declare that on December 4, 2023, the Secretary of the Historical Advisory Board of City of Alameda approved Certificate of Approval No. **PLN23-0506** at **2511 Crist Street**. This determination has been made following a review for consistency with the Historic Preservation Ordinance (AMC Section 13-21), the Zoning Ordinance (AMC Chapter XXX) and Historical Advisory Board Resolution HAB-12-21.

**This is not a Building or Demolition Permit:** This Certificate of Approval allows the applicant to apply for a building or demolition permit. Separate application forms, plans, and fees are required for the permit application process. Construction on the project shall not commence until issuance of a building and/or demolition permit.

**This Decision May Be Appealed or Called for Review:** An appeal of this decision may be made to the Planning Board within ten (10) calendar days from the date the notice of decision. AMC Section 30-25 also allows the Historical Advisory Board or City Council to call a project for review, in which case the project will be scheduled for hearing at the next available Historical Advisory Board meeting. Therefore, this approval does not become final until the ten days after its issuance without an appeal or a call for review.

**Project Description:** The project consists of the demolition of a detached garage that was built prior to 1942. The demolition of the garage will facilitate construction of a new, detached accessory dwelling unit which will be processed under a separate ministerial building permit.

**General Plan:** Medium-Density Residential.

**Zoning:** R-4 Residential District.

#### Conditions of Approval:

- (1) A copy of this Certificate of Approval shall be printed on the cover of the final Building and/or Demolition Permit plans.
- (2) This approval is valid for three years and will expire on February 5, 2027 unless construction has commenced under valid permits.
- (3) The plans submitted for building and/or demolition permit shall be in substantial compliance with plans prepared by Joanna Bianchi, dated December 14, 2023 and on file in the office of the City of Alameda Planning Building and Transportation Department, except as modified by the conditions listed in this letter.
- (4) This approval is limited to the scope of the project defined in the project description and does not represent a recognition and/or approval of any work completed without required



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City permits. Any additional exterior changes shall be submitted to the Planning Building and Transportation Department for review and approval prior to construction.

(5)

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

### **Environmental Determination:**

This project is a Class 1 Categorical Exemption and no additional environmental review is necessary pursuant to CEQA Guidelines Section 15301(l)(4) - Existing Facilities – demolition and removal of individual small structures and accessory structures including garages, carports, patios, swimming pools, and fences.

### **Findings:**

1. The structure has no known historical or architectural significance based on the photographs and drawings and permit history reviewed as part of this approval. The main property is not on the City's historical building study list.

Approved: Steven Buckley, Secretary to the Historical Advisory Board

Prepared by: Brian McGuire  
Brian McGuire, Project Planner

Date: February 5, 2024