

Oral Report:

Presentation of the Façade Grant Program for fiscal year 2009/2010

Ms Simone Wolter gave a presentation showcasing the results and efforts of the Façade Grant Program for the fiscal year 2009/2010.

Kathy Moering, West Alameda Business Association Executive Director, spoke in support of the program and commended staff on their continued effort to facilitate the program. She thinks this program is the most valuable economic development tool that the City of Alameda has to offer.

7. ORAL COMMUNICATIONS:

None.

8. CONSENT CALENDAR:

None.

9. REGULAR AGENDA ITEMS:

9-A Zoning Text Amendment – Applicant – City of Alameda. **The City of Alameda Planning Board will be considering proposed amendments to the City of Alameda off-street parking regulations. The proposed amendments include but are not limited to new minimum and maximum off-street parking requirements for certain commercial uses and proposed changes to the parking waiver provisions.**

Mr. Thomas presented the proposed changes to the off-street parking regulations.

President Ezzy Ashcraft read an article from the American Planning Association regarding the trade-offs on changing parking standards. She is in support of the proposed changes.

Kathy Moehring, WABA Executive Director, spoke in favor of the proposed changes.

Board Member Kohlstrand supports the proposed changes, however, she considers the parking ratios as too cautious and would prefer seeing the minimum parking requirements numbers be used as maximum parking requirements. She would like to see even more relaxation of the requirements.

Board Members Lynch and Board Member Ibsen seconded Board Member Kohlstrand's comments.

Mr. Thomas stated that the resolution could be recommended to City Council for approval with changes attached.

Board Member Lynch asked that the ordinance be reworded to use 'should', instead of using 'must' to allow flexibility in parking design.

President Ezzy Ashcraft pointed out that since these parking regulations are for the Community Commercial it perhaps is a good idea to not set too stringent parking regulations to encourage creative developments in the future.

Mr. Obaid Khan, discussed the methodology and statements made in the parking study.

Mr. Thomas explained that there are several options how parking can be addressed in the individual parking study that would be required on individual projects and explained the rationale behind the residential parking requirements.

Board Member Kohlstrand and President Ezzy Ashcraft asked whether there was a significant need to also amend the residential parking requirements.

Mr. Thomas explained that since staff was already amending the parking ordinance for the Community Commercial zoning district, staff decided to include an amendment to the residential section to address parking requirements that routinely become stumbling blocks in the planning project review period.

Board Member Lynch asked why an expansion of a non-conforming use would be permitted to begin with.

Mr. Thomas stated at the City has an old housing stock with many non-conforming situations, which essentially would prevent any expansion of habitable area.

President Ezzy Ashcraft favored to not develop a development code or policy framework that would make development more difficult or prevent it to begin with. She asked how that parking demand would be met with the development of a parking structure for north of Lincoln.

Staff responded that a parking structure was not planned at this time, but that an application would come before the Planning Board if applicable.

President Ezzy Ashcraft asked how a shared parking agreement would be established.

Staff responded that this would be a formalized agreement, but there have not been very many in Alameda.

President Ezzy Ashcraft asked how bike parking was accounted for in the ordinance.

Staff explained that this provision was already included.

President Ezzy Ashcraft requested that bike parking would not be reduced if less parking was needed due to this ordinance change. She encouraged that bike parking requirements be increased.

Board Member Kohlstrand suggested that bicycle parking could be possibly handled with in-lieu fees on properties that have space constraints.

Board Member Ibsen is not in favor of reducing bicycle parking requirements. He also stated that safe bicycle storage is missing in Alameda.

Board Member Ibsen moved, seconded by Board Member Lynch, to recommend the ordinance as amended to City Council for approval. Motion carries 4-0.

10. WRITTEN COMMUNICATIONS: None.

11. BOARD COMMUNICATIONS:

President Ezzy Ashcraft presented a publication on healthy neighborhood planning by the Institute of Local Governments and suggested that interested board members receive one too.

12. ADJOURNMENT: 9:16 p.m.