

APPROVED MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, FEBRUARY 27, 2022

1. CONVENE

President Teresa Ruiz convened the *meeting at 7:00 p.m.

** Members of the public can participate in person or remotely via Zoom.*

2. FLAG SALUTE

Board Member Curtis led the flag salute.

3. ROLL CALL

Present: President Ruiz and Board Members Saheba, Cisneros, Ariza, Curtis and Teague.

Absent: Vice President Horn

4. AGENDA CHANGES AND DISCUSSION

Allen Tai, City Planner, asked that agenda 6A be moved a Regular Agenda Item and that the Agenda order change, the new order would be 7-B, 7-C, 7-A.

Board Member Curtis asked that consent item 6A be pulled and placed on the agenda as a discussion item and that the Regular Agenda order change. Board Member Teague seconded the motion. President Ruiz took a vote and the motion passed 6-0.

5. ORAL COMMUNICATIONS

None.

6. CONSENT CALENDAR

6-A 2023-2837

This item was moved to the Regular Agenda Items.

7. REGULAR AGENDA ITEMS

6-A 2023-2837

Amending Planning Board Rules and Procedures. Adopt a Resolution amending the Rules and Procedures of the City Planning Board to implement a new, standardized agenda format recommended by the City Clerk and make other revisions as needed. CEQA Determination: Not a Project.

Public Comment for item 6A

Christopher Buckley thanked the board and staff for returning to in person meetings. He agreed with comments made by Board Member Curtis to keep the Pledge of Allegiance and he wanted to keep Oral Communications at the end of the agenda. This would allow the public another opportunity to ask questions or to respond to incorrect information.

Action taken for item 6A

Board Member Teague made a motion to approve the amended Planning Board Rules and Regulations with the following amendments. They would keep the Pledge of Allegiance, they would keep Oral Communications at the end of the agenda and minutes can be moved to the consent calendar but if the minutes are pulled from the Consent Calendar they would be added to the end of the Regular Agenda automatically as opposed to be decided as part of the agenda changes. Board Member Curtis seconded the motion. President Ruiz took a vote and the motion passed 6-0.

7-B 2023-2828

PLN17-0538 - 1825 Park Street - Design Review Time Extension - Applicant: Paresh Patel for Ganesha, LLC - Public hearing to consider a request for a time extension of an approved Design Review application for the construction of a four-story hotel with 96 rooms at the southwest corner of Park Street and Clement Avenue. The property is located within the NP-G, North Park Street Gateway zoning district. CEQA Determination: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 - In-Fill Development Projects.

Brian McGuire, Planner II, introduced this item and gave a presentation. The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6028690&GUID=DFCBAD8C-C901-4476-B593-8DC1B3D5EF4C&FullText=1>.

Public Comment for item 7B

Rich Krinks spoke in favor of this project. He spoke about the applicants and happy he was that the applicants were sticking with the project. He saw this as a great addition for Park Street and Alameda as a whole.

John Frangoulis spoke in favor of this project. He discussed how Covid 19 had effected so many businesses on Park Street and how much the city had helped. His business, Park Street Tavern, would benefit so much from this hotel and it would beatify the area.

Kathy Weber, Downtown Alameda Business Association (DABA), urged the board to approve this extension. She discussed how important it was to invest in the downtown area and how committed the applicants were. This hotel will bring more business to and activate the area.

Neil Delander asked if there was a PLA on this project. *He was informed that this was public comment and not a Q & A section.*

Action taken for item 7B

Board Member Teague made a motion to approve this Design Review Extension. Board Member Curtis seconded the motion. President Ruiz took a vote and the motion passed 6-0.

7-C 2023-2829

A Public Hearing to Review and Comment on 2022 Annual Reports. Review and Comment on the Annual Reports on the General Plan, Transportation Choices Plan, Vision Zero Action Plan, and the Climate Action and Resiliency Plan. CEQA Determination: Endorsement of the annual reports is statutorily exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3).

Staff Reports and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6028691&GUID=CE73A077-38EA-454C-BEA7-F42AAD52A49F&FullText=1>.

Staff Member Tai gave the presentation on the General Plan – Housing Element Annual Report.

Lisa Foster, Senior Transportation Coordinator, presented the Transportation 2022 Annual Report and 2023 Work Plan Draft and the Vision Zero 2022 Annual Report Draft (Appendix I of the Transportation Report).

Danielle Mieler, Sustainability and Resilience Manager, presented the CARP 2022 Annual Report and 2023 Work Plan Draft.

Public Comments for item 7C

There were no speakers.

Action for item 7C

This was a discussion item and no action was taken.

7-A 2023-2807

Request to establish an Ad Hoc Planning Board subcommittee to direct revisions to the Objective Design Review Standards. CEQA Determination: Adoption of objective standards for design review is exempt from CEQA pursuant to CEQA Guidelines Sections 15061(b)(3), the common sense exception that CEQA applies only to projects that have

the potential for causing a significant effect on the environment, and Section 15183, projects consistent with a community plan, general plan or zoning.

Staff Member Tai introduced this item. The staff report and attachments can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=6017861&GUID=E7441FEB-8C22-4143-9EDD-D4DE4A10BCC8&FullText=1>.

Public Comment for 7A

Christopher Buckley suggested that members of the Historical Advisory Board be on the subcommittee and that it be open to the public at least as observers. He then shared some slides (*1:17:45) where he gave suggestions on areas of Alameda that should be added to the TDA (Traditional Design Area).

Betsy Mathieson seconded Speaker Buckley's comments particularly for buildings in the rear of the lots.

Action for item 7A

No action was taken for item 7A

8. MINUTES

8-A 2023-2738 - Draft Meeting Minutes - November 14, 2022

Minutes can be found here:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6017857&GUID=49B465B4-EC4B-4558-B521-6D45A54CFD4F&FullText=1>.

Public comments for item 8-A

There were no public speakers.

Action for item 8-A

Board Member Curtis made a motion to approve the minutes from November 14th as written. Board Member Saheba seconded the motion. President Ruiz took a vote and the minutes passed 5-0 – Board Member Cisneros abstained due to her absence at the meeting.

8-B 2023-22830 - Draft Meeting Minutes - December 12, 2022

Minutes can be found here:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6028692&GUID=94980A9A-ABF8-4D9B-8209-30380B14F5A5&FullText=1>.

Public comments for item 8-B

There were no public speakers.

Action for item 8-B

Board Member Saheba made a motion to approve the minutes from December 12th as written. Board Member Ariza seconded the motion. President Ruiz took a vote and the minutes passed 5-0 – Board Member Curtis abstained due to his absence at the meeting.

9. STAFF COMMUNICATIONS

9-A 2023-2824

Planning, Building and Transportation Department Recent Actions and Decisions

Recent actions and decisions can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6028687&GUID=5C57EA46-E634-4907-94E4-F319B24C1DC1&FullText=1>.

9-B 2023-2825

Oral Report - Future Public Meetings and Upcoming Planning, Building and Transportation Department Projects

Staff Member Tai said the next meeting would be March 13th and they would schedule a study session on the Objective Design Standards for March 27th, more than likely the March 13th meeting would be canceled. He then discussed what was planned for April.

10. WRITTEN COMMUNICATIONS

None.

11. BOARD COMMUNICATIONS

None.

12. ORAL COMMUNICATIONS

None.

13. ADJOURNMENT

President Ruiz adjourned the meeting at 8:34 p.m.

**refers to the minute mark in the video*