

APPROVED MEETING MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, JULY 22, 2013

1. CONVENE: 7:03 p.m.

2. FLAG SALUTE: Board member Köster led the flag salute.

3. ROLL CALL: President Burton, Vice President Henneberry Board members Knox White, Köster, Alvarez-Morrone, Tang and Zuppan.

4. AGENDA CHANGES AND DISCUSSION:

Board member Knox White motioned to move item 7.B. to after 7.C.
Board member Köster seconded the motion.
Motion carried, 6-0 (Board member Henneberry arrived after the vote)

5. ORAL COMMUNICATIONS: None

6. CONSENT CALENDAR: None

7. REGULAR AGENDA ITEMS:

7.A. Revised Building Color Scheme for 1700 Park Street . The Planning Board will consider a revised color scheme for the building at 1700 Park Street.

Mr. Andrew Thomas, City Planner, provided a review and update.

Board member Zuppan asked about the color continuing around the corner.

Board member Köster asked if other buildings would be painted, and asked about the condition of approval for the parking lot.

Mr. Thomas stated the parking lot is being worked out.

President Burton asked for clarification on the details of the drawings.

Mr. Thomas stated its the later drawing.

Board member Tang asked about the directional signage.

Board member Zuppan asked about the color on other buildings or just this one.

Mr. Thomas reported on what happened at the meeting previous.

Board member Knox White asked if anything is coming back.

Mr. Thomas stated this is coming back for use permits.

Vice President Henneberry is fine with this moving forward.

President Burton stated the overall colors are a big improvement, but the cornice element should have further detail.

Board member Knox White motioned to approve the color scheme

Vice President Henneberry seconded the motion.

Motion carried, 7-0

7.B. Draft Guidelines for Installation of Parklets - The Planning Board will consider Guidelines for the creation of Parklets that would provide an economical solution to increase public open space and allow the general public to sit and enjoy the area where existing sidewalks would preclude such activities.

Moved to after 7.C.

7.C. Alameda Landing Remnant Parcel Design Review and Use Permit Application PLN13-0180 Applicant: Catellus. Design Review and Use Permit Application to construct three commercial buildings, landscaping, parking and two drive-thru lanes for a service station, bank and fast food restaurant on a 2.3 acre site located on Stargell Avenue between Webster Street and Mariner Square Loop.

Mr. Thomas, City Planner, provided an update and presentation.

Mr. Sean Whiskeman, Vice President of Development for Catellus, introduced several members of the development team.

Mr. David Gates, landscape architect provided a brief presentation and update.

Mr. Steve Stodder, architect for Chase Bank, provided a brief presentation.

Mr. Whiskeman continued with a presentation on the Safeway building.

Board member Zuppan asked about the Chase drive-thru and is it even on both sides.

Mr. Stoddard explained the detail.

Board member Alvarez-Morrone asked about the beer and wine condition on Safeway.

Mr. Thomas explained.

Board member Tang has concerns on the In-N-Out Burger signage and lighting. He

further asked about the extended hours, and the signage for Chase Bank.

Board member Köster asked about CalTrans sidewalks and are there dates in place for approval.

Mr. Thomas stated it will take 2-3 months for an encroachment permit with CalTrans.

Board member Köster asked about the Alameda Landing sign.

Mr. Thomas commented the sign has been removed and relocated, but Catellus has agreed to remove one sign.

Board member Köster asked about the gas station kiosk elevation stating that the plans don't match and asked if the item could back to the Board. He further asked if the gas station needs the current canopy or can it be broken up, and can they make it more of a historic look like Chase did.

Mr. Thomas stated the use permits are the focus tonight, with the exception of the beer and wine use permit. He stated some designs are coming back.

Board member Köster asked about the location of the Stargell entrance.

Mr. Thomas explained.

Board member Knox White asked about the site plan and alternatives with the pedestrian crossings.

Mr. Thomas explained. He further stated the alternative site plan needs more work.

Heba ElGuendy, Supervising Civil Engineer, Public Works Department addressed the Board. She commented on the alternative site plan and provided an explanation.

Board member Knox White asked if some use permits can be set-aside to a later date.

Mr. Thomas stated items can be continued, and explained the process.

Vice President Henneberry asked about the security in the center. He asked if Alameda Police Department (APD) has been contacted about a substation at the center, and commented that a robust discussion with APD would benefit residents.

Mr. Whiskeman stated they would employ a private firm based on a security plan. He stated they have been communicating with APD.

President Burton opened the meeting for public comment.

Board member Knox White motioned for the speaker time be 3 minutes.

Vice President Henneberry seconded the motion.
Motion carried, 7-0

Nancy O'Malley, resident, asked the Board to focus on the future, and asked for them to reconsider rerouting the traffic, and there is no extra space on Stargell for another lane. She spoke about public safety. City of Oakland is number one in robbery stats.

David Steele, resident, asked the Board to deny the use permit for the In-N-Out Burger drive-thru.

Valerie Villaraza-Steele, provided a petition of over 500 signatures. She asked the Board to consider the comments attached, and requested the approval of the drive-thru be postponed.

Charles Hum supported and recommended approval of the agenda item.

Doug Biggs, Executive Director of Alameda Point Collaborative, supported the conditional use permits. He commented on the positive aspects of the plan, along with Alameda Point being one of five poorest census tracts in the entire Bay Area. This retail opportunity will benefit the community greatly.

Daniel Hoy, West Alameda Business Association (WABA), appreciated being part of meetings, but feels this isn't the best use of the site. He suggested design review to continue.

Kari Thompson, President of the Alameda Chamber of Commerce, supports the project stating that it is a needed project, and encouraged the community to embrace the permit process.

Joyce Linney, resident, stated her main concern is traffic issues stating that there are limits accessing the island and it will get very congested. She also mentioned that her husband was hit by a car in a pedestrian walkway on 5th Street recently.

Eleanor Alperon, resident, thanked the Board for the opportunity to speak. She likes the Chase updates, and hopes that Safeway will be better. She stated concern that landscaping walls can be a graffiti target. She stated concerns with signage.

Nick Cabral, resident, stated he is excited about the project, thanked the Board for their work. He commented that every time a project is proposed Oakland is mentioned. He stated In-n-Out Burger is being patronized in Oakland by Alameda youth. He commented it is time the West End is due for a big project like this.

Virginia Jang, resident, stated she is excited for the development in the West End. She stated Alameda is a perfect place to retire, it is safe here. She commented this development being close to Cardinal Point, a senior community and traffic is a concern, especially with emergency vehicles.

Diane Lichtenstein, resident, stated it is hard to approve the landscape design if buildings are not approved. She is in favor of the project.

Alan Pryor, resident, stated the project is exciting and is in favor of In-n-Out Burger stating it is small area and feels the uses fit.

Kristen Jones, stated being a new resident and feels the entry from tube needs more charm. There are a lot of fast food on Webster already.

Ms. Helen Souse, stated the entrance to the remnant parcel needs to be a little more attractive. The traffic concerns can be addressed by a community workshop. Regarding the security perhaps a camera system connected to APD would work. The uses would create needed jobs and she appreciates the Board hearing the comments.

Mr. Bruce Knopf, would like to echo Nick Capral's comments. He feels it is time for the West End to be supported. When the Theater was being built there were a lot of naysayer's and that area is thriving now. He would like to see the gas station approved, and values more late night restaurants being available.

Ms. Kerry ____, stated concerns with crime. She is worried about housing prices being affected. She would like to see a holistic financial analysis done.

Ms. Karen Bey, stated the highest and best use of this gateway site is not an In-n-Out Burger. There should be a story of the City entering the city. She commented there should be more meetings regarding this parcel.

Mr. Mario Marioni, commented in favor of In-n-Out Burger. He stated his business has been focused on bringing retail to the west end. He stated when there is something new coming to town, there is always opposition.

Mr. Jerry Cerventi, spoke in support in the project. He would like for Safeway to come back with a better gas station plan. This project will bring people into Alameda. The signage should be better.

President Burton closed the meeting to public comment.

Board member Köster thanked Catellus for their work, and appreciated all the public comments. He had concerns with traffic and safety on Stargell and entrances, He liked the signage changes, and the corner could be better, lettering could be smaller, more balanced with the College sign. The drive thru for Chase he could go either way, extended hours for the gas station he is in favor. The drive thru at In-n-Out Burger he wanted comment from the business staff.

Mr. Ken Kennedy, In-Out Burger has three of 283 without drive thru. They don't build without drive thru. 50% goes through the drive thru. He explained the details of what is

proposed.

Henneberry asked why does the Mill Valley shop have a drive thru?

Mr. Kennedy explained the Mill Valley shop.

Board member Tang asked if they have a hiring programs that include local community.

Mr. Kennedy stated they are choosy for their applicants, and do encourage local members of the community.

Board member Alvarez-Morrone asked if drawing were forthcoming and will they look like the Chase model.

Mr. Kennedy commented they are still working on the drawings, they have their own approval process.

Board member Alvarez-Morrone asked about the traffic back-up, and is there an average.

Mr. Kennedy commented that there is from 2.5 minute to 4 minutes.

Board member Zuppan asked about the number of grills in Oakland.

Mr. Kennedy was not sure.

Board member Knox White commented on the need for a crosswalk and if there isn't one this plan should not move forward. The decisions for this site was made years ago when they did the land swap with the College and Catellus. He commented on options. He is opposed to this project moving forward until CalTrans provides permission/approves a crosswalk. Option B is what he is in favor of. The landscaping is a good plan. He would like to see a path through the College that connects the corner. He would like to see the Alameda Landing sign moved, it is not at the location for the Landing. He stated there are changes needed in the Resolution. He further commented on a 2nd left turn lane and would like the language removed. He is in favor of the In-n-Out Burger. He is in favor of the fuel center use permit, would like the hours reviewed in 6mos., and both drive thru's.

Board member Zuppan reiterated this Board does not select the businesses that come to town, and options are limited. Her concern was with the gateway design, but likes how the landscaping is coming along. She doesn't want the canopy of the fuel station to be the first thing one sees coming into the City. She agrees this is an automobile site over a pedestrian site. She met with the applicant and walked the site, and would like to see something in the conditions that addresses the prevention of crime. The gateway sign should be balanced, and likes the idea of public art there. The issue of emergency vehicles they can still get around the back of the portal. The residents concerns can be balanced. She is willing to approve the drive-thru's with check in conditions, and is fine with the fuel station if landscape is better. The crosswalk at Stargell is a safety concern and should be

a stop. The fencing being open to graffiti is a good point.

Board member Knox White motioned to continue meeting after 10:30 p.m.

Board member Köster seconded the motion.

Motion carried, 7-0

Board member Alvarez-Morrone commented to approve the use permits with the staff and Board recommendations. She is not thrilled with the look of the fuel station and suggested another submission be brought back. She would like to see the In-n-Out Burger plans. She has been to the site and noticed pedestrians and bicycles crossing at the existing crosswalk, is another crosswalk needed at this dangerous intersection. She likes the proposed crosswalk by Mariners Square and defers to experts. She appreciates the community coming out and commenting and the petition circulated.

Board member Tang asked if the traffic light at the proposed crosswalk is there an approximate time for elderly to cross, and what are the options.

Mr. Thomas stated there are meetings with CalTrans scheduled to discuss the intersection. Staff commented the average is 3' per second for crossing.

Board member Tang asked about the In-n-Out Burger being compared to the McDonalds drive thru on Shoreline. He is neutral on the drive-thru approval. He looked at the website for Alameda Landing and the language for the Bayport residents was very positive, and hopes this will foster communication. He is fine with approval of all items and agreed with Knox White on the intersection / crosswalk issue. The signage for Alameda Landing could hopefully capture what the area can offer.

Vice President Henneberry stated he is fine with signage, and it can easily become overwhelming, but likes the sail design. Landscaping looks great. He wants option B regarding the intersection, and suggested bring in our Assemblyman for support. Supports the comments of both Knox White and Zuppan.

President Burton stated the landscaping is great and pleased with the designers. The art piece will be a good addition. He commented on the signage and the size of lettering, agreed there should be a balance with other signage in area. He requested option B for the crosswalk, and getting CalTrans in the discussion is great. He mentioned the length of the road and the stacking of cars in a drive-thru would be more than 25 to reach into the tube. He agreed with Knox White in assuring the crosswalk with CalTrans before approving the drive-thru at In-n-Out. He agreed to strike language from Resolution, and the check-in for use hours.

Board member Alvarez-Morrone asked about the lettering size on signage.

President Burton explained.

Mr. Thomas clarified.

Vice President Henneberry motioned to continue meeting past 11:00 p.m.

Board member Köster seconded the motion.

Motion carried, 7-0

Mr. Thomas reviewed the recommendations for non-approval and approval.

President Burton concurred.

Board member Zuppan commented on not supporting the right-of-way to be removed area so the City can negotiate that at a later time. She further commented on attaching language for the intersection to the use permit for In-n-Out Burger.

Mr. Thomas commented on the public appeal process.

Board member Zuppan asked about the College of Alameda path suggestion and how that would be incorporated into the Resolution.

Mr. Thomas commented and suggested a couple options, and the main issue would be funding.

Board member Zuppan motioned to approve the use permits per comments and edits.

Board member Knox White seconded the motion.

Motion carried, 7-0

Board member Knox White suggested to the applicant to listen to comments from this Board and City Council regarding Union 76 use permit for guidance.

President Burton continued the item and requested comments on the designs. He called for public comment.

Mr. Daniel Hoy, design review for WABA commented on the canopy becoming a large architectural piece, and provided some ideas.

Board member Köster commented on comparing to other service stations in the nation. He shared pictures and ideas. He stated instead of one large canopy, perhaps breaking them up into three. He commented on Chase design moving forward in maybe a more historic look. The lines have a lot of up and down, but likes the direction its going. Landscaping design he likes the sail idea.

Board member Zuppan liked the Chase design, and the canopy to be more garden like would be nice. She would like to see more cohesiveness with Chase, Safeway and In-n-Out.

Board member Alvarez-Morrone thanked Köster for the pictures. She stated with the tube

renovation and the Chase looking more historic she likes where its going. She would prefer to see something with more character.

Board member Tang commented on the fuel station. He is concerned with the lighting under the canopy. He's fine with Chase.

Vice President Henneberry is looking forward to the In-n-Out Burger coming back. The remnant parcel being an island by itself and gives Alameda an opportunity to spice up the gateway.

President Burton would like to see Safeway move in a little different direction. He agreed the lighting in canopy is a concern, especially while coming from the tube. He offered variations. Chase still needs a bit simpler, but likes the direction its going. He further commented on the windows.

7.B. Taken out of order.

Mr. Thomas provided a briefing and background. He reported the Transportation Commission approved with the condition to be prohibited in residential neighborhoods. He further stated that if neighbors agreed, this could be approved.

Board member Köster asked about a business that borders a residential area.

Mr. Thomas stated this is with neighbor approval, and this will be on a one year trial.

President Burton opened the item for public comment.

Mr. Daniel Hoy, WABA, asked if this will connect with the public art Ordinance.

Mr. Thomas stated this would not.

Board member Zuppan stated parking is not an official consideration and would like that changed.

Board member Alvarez-Morrone are these temporary or limited.

President Burton stated have to renew every year for the permit.

Board member Knox White stated the original idea was to challenge the open space concept as parking is considered open space.

Board member Köster commented that sidewalk space could be extended. This is a benefit to business. He asked about the cable size limitation. He asked if the city would lose revenue if the meter was not being used.

President Burton clarified these areas will be open to anyone, not only used for the business. He commented that the meter revenue loss would be much lower than San

Francisco.

Board member Tang how does the applicant and sign off happen with neighbors, and do they all share the funding costs.

Board member Knox White clarified.

Vice President Henneberry commented that parklets have worked in many other cities.

President Burton stated the one-day build last year had a great turn-out. He commented on the language.

Board member Alvarez-Morrone motioned to approve the guidelines to include residential areas, along with other edits.

Vice President Henneberry seconded the motion.

Motion carried, 7-0

7.D. PLN12-0255- 1710 Jay Street Design Review- Design Review and Variance Applications to Legalize an Approximately 200 sq. ft. Second Story Addition that Exceeds the Maximum Building Coverage of 50% in an R-4, Neighborhood Residential District. Staff is requesting a continuance to a future meeting. Item will be re-noticed.

Board member Knox White motioned to approve the continuance.

Board member Köster seconded the motion.

Motion carried, 7-0

8. MINUTES:

Minutes of July 8, 2013 (Pending)

Minutes of June 10, 2013 (Pending)

Minutes of May 29, 2013

Board member Knox White requested to continue the minutes of May 29, and June 5 to the next meeting.

Vice President Henneberry motioned to table the minutes.

Board member Knox White seconded.

Motion carried, 7-0

Minutes of June 5, 2013 (Pending)

9. STAFF COMMUNICATIONS:

9.A. Future Agendas

Mr. Thomas reported on upcoming items.

9-B. Zoning Administrator and Design Review Pending and Recent Actions and Decisions. The Planning Board will consider whether to call for review any design review actions or Zoning Administrator actions taken since the last Planning Board meeting.

None

10. WRITTEN COMMUNICATIONS: None

11. BOARD COMMUNICATIONS:

11.A. Report from Alameda Point Town Center Ad-Hoc Sub-Committee -
The subcommittee met twice and President Burton suggested an update next meeting.

12. ORAL COMMUNICATIONS: None

13. ADJOURNMENT: President Burton adjourned the meeting at 11:55 p.m.