

APPROVED MEETING MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, DECEMBER 10, 2012

1. CONVENE: 7:04 p.m.

2. FLAG SALUTE: Board member Ezzy Ashcraft

3. ROLL CALL: Present: President Zuppan, Vice-President Burton, Board members Ezzy Ashcraft, Henneberry (arrived at 7:12 p.m.), Knox White, and Köster.

Absent: None

4. AGENDA CHANGES AND DISCUSSION:

Move Item 9 and Item 11 to the beginning of the meeting.
Vice-President Burton motioned to approve the change.
Board member Knox White seconded the motion.
Motion carried, 5-0;

9. STAFF COMMUNICATIONS:

Andrew Thomas, Acting City Planner, gave a report of all the Planning Department projects completed in 2012. He also introduced the Planning Staff and thanked them for their hard work.

11. BOARD COMMUNICATIONS:

President Zuppan, read a resolution thanking Board member Ezzy Ashcraft for her six and one half years of service to the Planning Board and congratulating her on her election to the City Council.

Board member Ezzy Ashcraft stated that she feels that the Planning Board is one of the most important to the City and thanked the Board and staff.

5. ORAL COMMUNICATIONS:

Jon Spangler, resident, spoke in regards the pending law suit brought on by East Bay Regional Park District and urged the City and the park district to work out their differences prior to the court date.

6. CONSENT CALENDAR:

6-A Zoning Administrator and Design Review Recent Actions and Decisions.

6-B Revised Draft Prioritized Transportation Project Lists

Board member Knox White motioned to approve the Consent Calendar.

Board member Henneberry seconded the motion.

Approved 6-0; no abstentions

7. REGULAR AGENDA ITEMS:

7-A. Police Memorial Project – Design Review application to construct a new public space for two freestanding bust sculptures, a flagpole, and a viewing area with seating, to be located on public property at 1555 Oak Street, in front of the Police Station facing Oak Street, and requiring the removal of three trees from the property.

Mike Noonan, Chief of Police, gave a description of the proposed memorial project in memory of two police officers who were killed in the line of duty. Deward Burton Gresham was killed in a motorcycle accident on July 11, 1942 and Robert James Davey, Jr. was killed during the service of a search warrant on March 3, 1983. He stated the proposed project is designed to provide both a memorial to Alameda's fallen police officers and a new public gathering space in the Civic Center. The memorial will be constructed in front of the police station, in the area facing Oak Street, which is currently landscaped with three trees that will be removed and replaced with Bay Friendly Landscaping. The existing three street trees will remain. The project is funded primarily by private donations.

Board member Ezzy Ashcraft asked if wheelchair access would be provided.

Mr. Thomas stated it would, coming from the parking lot side of the site.

Board member Ezzy Ashcraft stated that she had heard from a resident that trees were being removed.

Chief Noonan stated that the trees are not in great health and the area would be better served with the Bay Friendly Landscaping in the area.

President Zuppan opened the public comment period.

Jon Spangler, resident, voiced concerns about the tree removal and the up lighting at the site.

President Zuppan closed the public comment period.

Board member Henneberry stated that the City needs a memorial of this kind.

Board member Ezzy Ashcraft stated that she does not have a problem with the up lighting.

Vice President Burton stated that he feels it is a nice simple design.

Board member Knox White reiterated the need for the memorial.

Board member Köster agreed that it is a nice design and a necessary memorial.

Board member Ezzy Ashcraft made the motion to approve the project.

Vice President Burton seconded the motion. Approved 6-0

7-B. Conditional Use Permit and Reduced Parking – PLN12-0343 – 2070 Clinton Avenue – Alameda Hospital. The applicant is seeking approval to replace and relocate an existing 300-gallon liquid oxygen tank with a 3,000-gallon tank and a 500-gallon reserve tank within an existing parking lot. A fence that ranges from 9'-5" to 12'-4" high will enclose the equipment. The project will displace seven (7) existing off-street parking spaces.

Mr. Thomas gave a description of the project to replace and relocate an existing 900 gallon oxygen tank with a 3,000 gallon tank with a 500 gallon reserve. The relocation of the tank will eliminate seven off street parking spaces. The hospital currently has a parking management company that valets the cars and stacks the parking to allow for more parking.

President Zuppan asked about concerns from the neighbors.

Mr. Thomas stated that the neighbor adjacent to the hospital is pleased that there will be fewer truck deliveries due to the larger tank. He also stated that other neighbors were concerned with the lack of on street parking in the area.

Board member Henneberry questioned why the larger tank is necessary.

Steve Arron, Alameda Hospital, stated that the use of oxygen has tripled at the hospital since the original tank was put in and there will be cost savings by having only one delivery a month versus twice a week.

Board member Knox White asked how many employees the hospital has.

Tony Corica, Alameda Hospital, stated that the hospital has approximately 600 employees.

Board member Knox White asked if there is any indoor bike parking.

Mr. Corica stated that there are bike racks outside.

Board member Ezzy Ashcraft stated that she is concerned that the parking management company is only operating Monday-Friday, 11:00 a.m. to 4:00 p.m. She also asked why they couldn't get a smaller tank to keep some of the parking.

Mr. Arron stated that even with a smaller tank the parking would still be eliminated due to the clearance needed around the tank.

Board member Ezzy Ashcraft asked that the oxygen deliveries be limited to normal waking hours due to the residential location.

Tom Jones, Alameda Hospital, stated that the deliveries are scheduled automatically by the oxygen provider by way of a gauge on the tank telling them how much is available in the tank. He mentioned that with the larger tank the lead time for deliveries will be longer and easier to schedule.

Board member Köster asked if two parking spaces were going to be gained with the removal of the existing tank.

Mr. Arron stated yes.

Board member Knox White stated that he would like to see a secured bike parking facility.

Vice President Burton stated that the site is difficult and the selected area is the only place for the larger tank. He requested that the applicant try to squeeze one additional parking space where the old tank is located. He agrees that secured bike parking should be made available.

Board member Henneberry stated that he supports the project and agrees with the secured parking.

President Zuppan stated that she feels that the project is good for the hospital and the reduction in deliveries is good for the environment.

Board member Ezzy Ashcraft added that she feels that the parking management hours should be extended and the hospital should provide off-site parking for its employees. She also believes that the project should come back to the Planning Board for a 6 month review.

Mr. Corcia stated that he will talk to Douglas Parking about expanding the hours from 10:00 a.m. to 4:00 p.m.

Board member Knox White stated that he believes the Hospital Board should be responsible for the 6 month review on the use and conditions.

Mr. Thomas stated that once the tank and enclosure are there it will be difficult to make any changes.

Board member Knox White made the motion to approve the conditional Use Permit with the following conditions:

- 1) Alameda Hospital will oversee a Bike to Work program for the employees and restructure the bike parking to offer supervised parking by the attendants providing the valet parking.
- 2) Alameda Hospital will guarantee that the valet parking program is offered when the lot is full.
- 3) The City of Alameda Health Care District Board will receive a six-month review on the parking operations. The Planning Board will receive a copy of the report.

Board member Henneberry seconded. Approved 6-0.

7-C. Development Plan and Density Bonus Application PLN12-0265 Applicant: TriPointe Homes and Catellus. A Development Plan and Density Bonus Application to construct 275 residential units, internal roadways and alleys, parks and open spaces on a 22.3 acre site located at 2799 Fifth Street and commonly known as the “Alameda Landing Residential Project.”

Mr. Thomas gave a brief presentation regarding the project. He stated that the plan came to the Planning Board several months ago and the applicant has made changes based on the comments received at that meeting. He stated that it is very important to get the streets and roads correct because it is very hard to change them in the future. He mentioned that the project will adhere to the Bay Friendly Landscaping principles although it is not a requirement. The project consists of a total of 275 housing units which includes 75 condominiums, 25 apartments/flats, and 25 affordable apartments in a wide variety of residential types. He also mentioned that universal design features will be incorporated.

David Gates of Gates and Associates stated that the plan incorporates walkability, pedestrian, and bicycle linkage connections. He also stated that each neighborhood will have its own center and units were removed to enlarge the Village Green area in Block B. Also the setbacks in Block D were increased as it backs up to the retail center.

President Zuppan thanked the members of the design team subcommittee.

Board member Köster asked about the bump out area off Street C.

Mr. Gates stated that the area will be a small open space.

Board member Köster inquired about community gardens in the development.

Mr. Gates stated that Block C would have potential area for them.

Board member Knox White stated that the street lay out shows 8 foot parking lanes and he asked if that is a City regulation.

Matt Naclerio, Public Works Director, stated that it has not been finalized yet but the City standard is 7 feet.

Board member Knox White asked if coffee shops and the like are considered commercial and not just office use.

Mr. Thomas stated that it does include service use as well as office use.

Mr. Thomas revised condition 10 to read:

Commercial Use: The project applicant/developer shall preserve approximately 2,000 square feet of ground floor space (1,000 square feet on each corner) at the intersection of Singleton Avenue and Fifth Street for non-residential use. Appropriate uses shall include office use, commercial businesses, and service uses. Residential use of this area shall not be permitted.

Board member Ezzy Ashcraft complimented the applicant on the changes and asked if the multi-use trail wraps around to Stargell.

Mr. Thomas stated that it did.

Board member Ezzy Ashcraft asked if staff had received any comments from residents.

Mr. Thomas stated that the comments received were just asking about the project.

President Zuppan opened the public comment period.

Helen Sause, Housing Opportunities Make Economic Sense (HOMES), stated that she is delighted with the proposal and the mix of housing types for all different income brackets. She is concerned that there is no truly mixed use area being that all of the retail is in one area and residential in another and would like to see housing above retail.

Diane Lichtenstein, HOMES, stated that she is happy to see the variety of housing options. She suggested the staircases be constructed wider to allow for chair elevators and would like to see the area defined by street names such as the president streets and tree streets.

Susan Galleymore, resident, stated that she supports the ideas about the community garden and the mixed use retail/residential combined. She also feels that the traffic impact is not being addressed.

Bill Smith, resident, stated that he likes the project and is pleased that the Density Bonus is being used. He also stated that the plan is supported by the Sierra Club.

President Zuppan closed the public comment period.

Board member Henneberry stated that he likes the outcome of all the work done by the subcommittee and applicant.

Board member Ezzy Ashcraft stated that she feels the utility boxes on Fifth Street need to be screened off and not extend into the public right away.

Mr. Naclerio stated that the boxes will be in the public right away but not in the pedestrian access.

Board member Ezzy Ashcraft stated that the City needs to take into consideration pedestrians in wheelchairs and walkers. She also feels that the 10 parking spaces to 1 bike parking is not enough in the park areas.

Mr. Naclerio stated that the code requirements are locked in with the Development Agreement which is the agreed upon requirements and the code at the time of the agreement. He mentioned that the City could possibly apply the new bike standards.

Vice President Burton complimented the Design Team and stated that the pedestrian/bike improvements and vehicle circulation is much better. He feels that the Block A affordable housing option A is the better option the way it addresses the paseos. He also stated that he would like to see 2-story houses on the paseos, but if 3-story homes are placed on them they should be set back more. He would like to see additional attention paid to the corner houses. He feels that the changes in Block C are good and stated that the condominium units on Mitchell Avenue need a strong face to the street.

Board member Knox White asked about the circular road to the open space in Block D and wondered why the road doesn't connect through an easement over the Webster Tube to eliminate visitors to the area from driving past residential buildings.

Board member Knox White suggested modifying Condition #52 to state that it will be dealt with in a future phase of the development. He stated that the Singleton and Mosely extensions do not exist in the General Plan; also he is comfortable with moving forward with the approval of the streets.

Mr. Thomas stated that the decision whether Singleton will have bike lanes and/or parking can be delayed to the future, but the overall right of way total of 58' needs to stay the same so the builder knows how much land is available for homes.

Mr. Naclerio stated that the thought was that both streets would be shared-lane marking or sharrows.

Board member Knox White stated that the Board needs to be very clear if we move forward with this there is a possibility of having less parking on these streets.

Mr. Naclerio asked if the intent was to have both streets have bike lanes or just one.

Board member Knox White stated that as it stands now there are no streets to the retail center that a parent would want their child to ride on because of the traffic.

Mr. Naclerio stated that possibly switching widths from one street to the other by making the Mosely Avenue parking lane 7' and take the 2' and add to Singleton Avenue, which would give it room for a 5' bike lane.

Board member Knox White stated that he felt that was a good solution if the developer would agree to it.

Board member Köster stated that he is happy with what has been done and hopes that the architectural comments will also be taken into consideration. He also agrees with the need for residential over retail.

Board member Ezzy Ashcraft agrees with the residential over the retail but stressed that you don't want businesses competing with the retail at the mall.

Board member Köster asked about work live units.

Mr. Thomas stated that it can be permitted on 5th Street.

President Zuppan asked why there is a separation of the low income housing.

Ms. Potter stated that it is a rental complex and needs to be together in one area due to financial and maintenance reasons. She stated that the Housing Authority will manage it and the location was selected due to its proximity to the amenities such as schools, transit, and retail. She also mentioned that the goal of the Housing Authority is to provide housing to low and very low income residents.

President Zuppan agreed that the wider staircases are a good idea, as is the community garden. She asked if the TDM requirements on the homeowners are indexed to allow for increases over time.

Mr. Thomas replied that it was.

Board member Knox White motioned to approve the Development Plan and Density Bonus Application amended as follows:

Condition #11 to include that the Utility Boxes will not impede pedestrian right away, there will be contrasting pavement in Block D, Condition #52 to state that bike parking will be discussed at a future date, and amending Condition #10 to read that Commercial Use-there will be 2,000 square feet of ground floor space (1,000 square feet on each corner).

Board member Ezzy Ashcraft seconded the motion. Approved 6-0

7-D. Bicycle Facility Design Standards – Review and comment on draft Design Standards.

Barry Bergman, consultant, gave a presentation on the changes to the Draft Bicycle Design Standards. He thanked all of the different groups that provided input to staff on how the standards should be written.

President Zuppan asked if the standards are applied to new development or repaving projects. She stated her concern that widening existing bike lanes would entail removing street trees or parking strip landscaping.

Mr. Bergman stated that they mostly apply to new development.

President Zuppan opened the public comment period.

Jon Spangler, resident, stated that it is a good set of design standards, much better than the original plan. He mentioned that on Appendix B it states the bike parking for Park & recreation sites is to be determined based on staff analysis and he believes the ratio should be 1-5 including on street parking. He would also like to see in Appendix C, the showers and lockers guidelines, start at 5,000 square feet instead of 10,000 square feet to include more businesses. He would also like to see signage cautioning bikers that inexpensive bike locks do not deter theft.

President Zuppan closed the public comment period.

Board member Ezzy Ashcraft asked what the “T” represents in the bike lane.

Mr. Bergman stated that the “T” shows the cyclist how far the parked car door will extend into the bike lane.

Board member Knox White suggested that the language on page 2 which stated that such a change would trigger an environmental review because the California Environmental Quality Act just change to exempt bike projects. Also on page 21 the

phrase "Given the maintenance required for such treatments, it is recommended that such treatments be used sparingly" should read "The maintenance for such treatments should be considered when deciding on the appropriateness of the use of such treatments". Also on page 42 he would like the wording under the third bullet point to read "will not have a significant negative impact on the street or area" instead of "will not significantly impact the street or area". He would like it stated under the maintenance section that the business owner located near the parking spaces not be required to perform the maintenance.

Board member Köster stated that he was pleased to see the bike loaner concept being mentioned and suggested possible bike rentals during the America's Cup events. He would like to see the street parking spot idea done on a trial basis to see if it is feasible in certain areas. He was wondering if the street width standards can be reduced in areas of lower traffic.

Mr. Naclerio stated that the Fire Department requires a 20 foot width.

President Zuppan stated that she feels the long-term parking lockers are ugly and was wondering if there is a more attractive alternative.

Mr. Bergman stated that with newer construction builder will incorporate the lockers in side.

Board member Knox White made the motion to recommend to City Council with the aforementioned comments.

Vice President seconded. Approved 6-0.

8. MINUTES:

Minutes from the Regular meeting of September 10, 2012 (Pending)

Minutes from the Regular meeting of September 24, 2012 approved as amended 6-0.

Minutes from the Regular meeting of October 8, 2012 approved as amended 5-0
(Burton abstained).

Minutes from the Regular meeting of October 22, 2012 approved as amended 6-0.

Minutes from the Regular meeting of November 13, 2012 approved as amended 5-0
(Henneberry abstained).

Minutes from the Regular meeting of November 26, 2012 approved as amended 6-0.

9. STAFF COMMUNICATIONS:

9-A Future Agendas

Andrew Thomas, Planning Services Manager, provided an overview of upcoming projects.

10. WRITTEN COMMUNICATIONS:

NONE

11. BOARD COMMUNICATIONS:

President Zuppan, speaking on behalf of the Board, congratulated Board member Ezzy Ashcraft on her successful bid for a City Council seat.

12. ORAL COMMUNICATIONS

NONE

13. ADJOURNMENT 10:58 P.M.