

APPROVED MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, MARCH 14, 2016

1. CONVENE

President Knox White called meeting to order at 7:04pm.

2. FLAG SALUTE

Board Member Burton led the flag salute.

3. ROLL CALL

Present: President Knox White, Board Members Burton, Henneberry, Köster, Sullivan. Board Member Zuppan arrived at 7:20pm, during staff communications. Absent: Board Member Mitchell.

4. AGENDA CHANGES AND DISCUSSION

President Knox White moved item 7-A to the end of the agenda so that Board Member Burton could participate in the rest of the agenda before having to recuse himself.

5. ORAL COMMUNICATIONS

None

6. CONSENT CALENDAR

6-A 2016-2677

PLN15-0594 - 1120 Ballena Boulevard - Applicant: Emily Vought. A public hearing to consider a new approximately 592-square-foot convenience market and coffee shop with outdoor storefront seating. The business will include the sale of coffee, beverages, baked goods, basic grocery supplies, and off-site beer and wine. No changes are proposed to the building. The property is located within the C-M-PD (Commercial-Manufacturing Planned Development) Zoning District. The project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 - Existing Facilities.

Board Member Henneberry made a motion to approve the item. Board Member Köster seconded the motion. The motion passed 5-0.

6-B 2016-2678

2100 Clement Project Street Names

President Knox White pulled the item for discussion.

Staff Member Thomas introduced the item. The staff report and attachment can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=2596237&GUID=5BBC8C69-9F19-4A54-9C61-BB07B7D4256F>

President Knox White said that all the street names chosen were birds and that all the existing north-south streets in the neighborhood are named after trees. He said there are three trees on the approved list of street name choices.

Board Member Sullivan agreed that the street names should be changed. She said the pronunciation and spelling of the bird choices would be a burden for residents.

Board Member Köster pointed out that these are internal streets and there would be very few addresses associated with them.

Board Member Henneberry asked about the appropriateness of the tree name options (Eucalyptus, Ebony, Buckthorn) given that eucalyptus is invasive. He suggested redwood as a possible option.

Staff Member Thomas explained the time constraints for the building permits and the requirements for getting new street names added to the approved list.

Board Member Burton suggested a possible combination of names for the streets, using Ebony and Buckthorn for the north-south streets and using Bittern for the remaining east-west street.

Staff Member Thomas suggested extending Mulberry all the way through the site as an option.

President Knox White said he liked Board Member Burton's suggestion of replacing Grebe with Bittern.

Staff Member Thomas listed the suggested changes to replace Grebe with Bittern and replace Bittern with Mulberry.

Board Member Sullivan suggested replacing Murre with Mulberry Ct.

Board Member Sullivan made a motion to approve and amend the item and that Mulberry St. continue and take over Bittern Way, Grebe Way become Bittern Way, and Murre Way become Mulberry Ct. Board Member Henneberry seconded the motion. The motion passed 5-0.

7. REGULAR AGENDA ITEMS
7-A *moved to end of agenda*****

8. MINUTES
8-A 2016-2688

Draft Meeting Minutes - September 28, 2015

President Knox White said he will be recusing himself because he was not in attendance at that meeting.

8-B 2016-2689

Draft Meeting Minutes - October 12, 2015

8-C 2016-2690

Draft Meeting Minutes - October 26, 2015

Board Member Sullivan made a motion to approve the minutes submitted. The motion passed 5-0 (4-0-1 with Knox White abstaining on 8-A).

9. STAFF COMMUNICATIONS
9-A 2016-2441

Zoning Administrator and Design Review Recent Actions and Decisions

Staff Member Thomas said they are approving six residential additions for design review. He said they received letters for two of the properties (Clinton & Sterling).

9-B 2016-2442

Future Public Meetings and Upcoming Community Development Department Projects

Staff Member Thomas said the Webster St. project would be back in two weeks. He said they would be doing a study session on 1605 Park St. He said the Alameda Landing shopping cart issue has been resolved. He said Staff Member Tai would be the secretary for that meeting. He said 712 Lincoln would be coming in April as well as the next two Alameda Point projects. He said Universal Design would be on the April 25th agenda.

9-C 2016-2683

Update on Alameda Landing Shopping Carts, Walgreens on Park Street, and Alameda Marina City Council referral

Staff Member Thomas said the shopping carts should be moving freely within the Alameda Landing shopping center. He said he is not sure if the signs were down. He said he spoke with the Walgreens manager and gave him the conditions of approval. He said they would be going to City Council for discussions of M-X zoning and Alameda Marina.

***** 7-A 2016-2687 *****

Hold a Public Hearing to Consider Design Review Approval for Block 11,
Block 8, and Phase 1 Waterfront Park at Alameda Point Site A

Staff Member Thomas introduced the item and outlined the extensive public design review process the projects have gone through. The staff report and attachments can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=2596241&GUID=5F7A9EA2-3E36-45BF-83AF-18A54DB83A9D&FullText=1>

Board Member Köster asked if the Block 11 and 8 windows would meet the two inch recess standard.

Staff Member Thomas said there is a condition of approval that they meet the standard.

Board Member Zuppan asked if there was a materials board for Block 11.

David Israel, BAR Architects, displayed and discussed the materials board for Block 11.

President Knox White asked about the updated drawing for the shared plaza, specifically questioning the change to a more traditional road-like color.

The designers said they worked with many different stakeholders to come up with the design. They said that they tried to make the street fit in more with the understated design of the Waterfront Park. They said that there was also some concern at the city level about signaling to pedestrians that they are entering the street.

President Knox White opened the public hearing.

Michael McDonough, Chamber of Commerce, said we have come a long way and urges approval.

Kari Thompson, Chamber of Commerce, said they support the project.

Dean Santner, Alameda Point Studios, said this was a good project and should be approved.

Karen Bey said she is really excited to see this project and that it can be a catalyst for the entire west end. She said this project sets the bar for other mixed use projects down the road.

President Knox White closed the public hearing.

President Knox White says he has concerns about the compromise design for the shared plaza. He said he would like to see that portion come back with a more pedestrian focus.

He said the resolution should not be referring to RAMP, since that portion of Atlantic has not been renamed and using that acronym does not properly honor former Mayor Appezato. He said he would like to make a change on the Block 11 resolution under parking management: change “separately” to “independently.”

Board Member Sullivan said she would like to see more thought go into the palm trees selected.

Board Member Henneberry said the project works and we should vote to approve.

Board Member Henneberry made a motion to approve the item.

Board Member Zuppan asked if all of the retail hangar doors would be operational and what material the townhome roll up doors would use.

David Israel said the hangar doors would be operational but some retailers might choose not to use them for merchandising and security purposes. He said the roll up doors would be glass and aluminium.

Board Member Zuppan said she would also like to see the trees and plaza design come back. She said part of the reason for the very different look was to create confusion and encourage drivers to turn off before entering. She said that she has shown the plans around to many people and there is excitement to see it happen.

Board Member Zuppan seconded the motion with the previously mentioned amendments.

Board Member Köster said he was comfortable the resolution and the items that are coming back. He said the applicant has done everything asked of them and this collection of buildings will be iconic for Alameda. He said he forwarded an article about the Chicago Riverwalk to staff that they could share with the landscape architect.

President Knox White said Alameda Point Partners has lived up to the desire to work well with the community on the design of these buildings.

President Knox White summarized the amendments to the motion: 1) Bring back the materials board for Block 11. 2) Bring back the pavement coloring for the shared space. 3) Change the text from “separate” to “independent” on the parking. 4) Change references to Ralph Appezato Memorial Parkway to West Atlantic. 5) Bring back all tree choices for the park. The motion (on all three resolutions) passed 5-0.

10. WRITTEN COMMUNICATIONS

None

11. BOARD COMMUNICATIONS

None

12. ORAL COMMUNICATIONS

None

13. ADJOURNMENT

President Knox White adjourned the meeting at 7:16pm.