

APPROVED MEETING MINUTES

REGULAR MEETING OF THE CITY OF ALAMEDA PLANNING BOARD MONDAY, SEPTEMBER 26, 2011

1. CONVENE: 7:10 pm
2. FLAG SALUTE: Board member Henneberry
3. ROLL CALL: Present: President Ezzy Ashcraft, Board members Burton, Henneberry, Kohlstrand, and Zuppan.
Absent: Vice-President Autorino
4. MINUTES:

Minutes from the Regular meeting of April 25, 2011 **Postponed due to lack of quorum.**

Minutes from the Regular meeting of July 25, 2011. Motion made by board member Kohlstrand, seconded by board member Zuppan to approve the minutes without changes. Approved 5-0.

5. AGENDA CHANGES AND DISCUSSION:

Agenda item 8-A moved to Regular Agenda to allow for public comment. Motion made by Henneberry, seconded by Burton. Motion passes 5-0.

Agenda item 8-B continued to Planning Board hearing on 10/10/2011 per staff request. Motion made by Burton, seconded by Henneberry. Motion passes 5-0.

Agenda item 9-B continued to Planning Board hearing on 10/24/2011 per staff request. Motion made by Kohlstrand, seconded by Henneberry. Motion passes 5-0.

Agenda item 9-C continued to Planning Board hearing on 10/24/2011 per staff request. Motion made by Burton, seconded by Zuppan. Motion passes 5-0.

6. STAFF COMMUNICATIONS:

Written Report

6-A Future Agendas

Margaret Kavanaugh-Lynch, Planning Services Manager, provided an overview of upcoming projects.

Andrew Thomas, Planning Services Manager, provided an update and next steps for updating the Housing Element.

6-B Zoning Administrator Report

Meetings of 9/6/2011 & 9/20/2011-Canceled

6-C Design Review Approvals – No approvals for the week of 9/12/2011

Planning Board may request a call for review on Design Review within 10 days of the approval date.

No projects called up for review.

7. ORAL COMMUNICATIONS:

Mr. Gary McAfee discussed his concerns about the proposed Golf-course swap. He prefers an expansion of the Golf Course instead of the development of housing. He opposes the Golf-Course swap proposal and provided a letter to the board.

Mr. Keith Nealy voiced his strong opposition to the proposed golf-course swap.

8. CONSENT CALENDAR:

8-A PLN11-0220 – Alameda Point Northwest Territories – Interim Use Permit. The applicant, San Francisco Regional Sports Car Association is proposing to hold driver's skill events/autocross events on the Northwest Territories at the most north western area of Alameda Point. The events would occur on weekends.

Agenda item 8-A moved to Regular Agenda to allow for public comment. Motion made by Henneberry, seconded by Burton. Motion passes 5-0.

Andrew Thomas, Planning Services Manager, described the project.

Board member Henneberry asked how many car race venues currently exist at Alameda Point.

Andrew Thomas explained that there currently are two venues, and the present application would be the third venue seeking car-related events.

Mr. John Walker, Area 51 Productions, stated his opposition to the proposed use permit as it restricts existing tenants' venue and timelines and access to the runway. He opposes this use as it does not reinvest into Alameda Point, like his company does.

Mr. Alan Michaan, Antiques by the Bay operator, opposes this use permit application, because the proposed use would only damage the tarmac runway, like the Porsche Club's current races. The degradation of the tarmac through motor-cross events or Myth Busters tapping is significant and so far, his operation is the only operation that actually provides regular maintenance and thorough cleanup to the tarmac itself after and before flea market events. He suggested that any future use permit for motor-cross should have a requirement that police be on site and equipped with radar guns and decibel meters to monitor the activity.

Mr. David Duffin, Film Commission Chair, stated that major motion picture makers are returning to the Bay Area and that the stellar presentation of Alameda Point would bring in more business and significant revenue for the city. Preference should be given to those businesses that do not degrade the physical space that can be used for less noisy, more profitable uses.

President Ezzy-Ashcraft stated that her concerns about this use permit center on the environmental degradation caused by motor-cross and the use of petrochemicals.

Board member Burton agreed with the objection stating that the use was not consistent with the goals of the City of Alameda's Local Action Plan for Climate Control. He also stated for the record that the applicant was not present at the hearing.

Board member Kohlstrand stated that she would like to have a better understanding of the economic impacts to existing tenants by approving the proposed use.

Board member Zuppan asked for additional information explaining the economic impacts to the existing businesses.

Andrew Thomas suggested gathering and returning with more information to address the concerns raised by the board members.

Board member Kohlstrand stated the board should carefully delineate which environmental impacts should be considered in light of the City's greening goals, since the approved flea market draws 12,000 people twelve times a year, while the proposed use generates approximately 2,000 people six times a year.

Board member Henneberry stated his concerns about providing a disadvantage to existing, established businesses. While he is also concerned about the environment, he gives preference to addressing economic concerns.

Board member Zuppan asked how the maintenance of the tarmac or clean-up of the areas are addressed in the permitting process.

Andrew Thomas stated that is currently is not addressed and priced in the permit, but that is should be reflected in the permit.

Board member Kohlstrand stated that she favors a balanced evaluation of economic and environmental impacts at Alameda Point when Use Permits are reviewed.

Andrew Thomas proposed to continue this project to the next meeting on October 10th, 2011.

Agenda item 8-A decision continued to next Planning Board on 10/10/2011 hearing to allow staff time to provide additional information. Motion to continue made by Kohlstrand, seconded by Zuppan. Motion passes 5-0.

8-B PLN08-0479 – 1051 Pacific Marina Review of Compliance with Conditions of Approval. Staff requests continuance to the meeting of 10/10/2011

Agenda item 8-B continued to Planning Board hearing on 10/10/2011 per staff request. Motion made by Burton, seconded by Henneberry. Motion passes 5-0.

9. REGULAR AGENDA ITEMS:

9-A PLN09-0158 - Charnel James - 625 W Ranger - The applicant requests revisions to the conditions of approval granted at the Zoning Administrator hearing on August 16, 2011.

Simone Wolter, Planner II, provided an overview of the project and the submitted appeal.

President Ezzy-Ashcraft asked for clarification on the safety measures surrounding the new

generator and how her concern and the Fire Chief's concern about the 6 foot height of the fence would be addressed.

Chris Durand, NSA Wireless as the applicant, discussed the safety considerations applicable to the location of the generator and discussed the reasons for the appeal to modify the conditions of approval. He stated that he could agree to a higher fence.

President Ezzy-Ashcraft conveyed what the Interim Fire Chief had requested that the project comply with the public safety requirements. Then she asked for clarification on the public safety 800 Mhz communication systems and the term 'unlawful' interference.

Board member Henneberry asked if the chainlink fencing could be secured to prevent kids from entering the area.

President Ezzy-Ashcraft asked the applicant if the weeds could be removed within the enclosure.

The applicant said he could, but if the area covered in weeds was within the other lease area holders, he would bring it to the attention of the operator (Tower Co.)

Board member Zuppan asked that the condition regarding disaster be redefined as man-made or natural disasters and that fiscal emergencies not apply here.

Board member Burton asked for clarification on the revocation language as defined in the condition.

President Ezzy-Ashcraft asked Farimah Faiz, legal counsel, on the revocation process and legal definition in the Alameda Municipal Code.

Farimah Faiz clarified the Alameda Municipal Code section on Revocations.

President Ezzy-Ashcraft asked for clarification on the term length of a Use Permit and at which point this approval would be granted.

Ms. Wolter explained that even though an Interim Use Permit is granted for 10 years, the operation of the monopole is limited to April 6, 2020. Therefore this Interim Use Permit for the addition of panel antennas is subject to this time limitation under the Use Permit for the monopole. She then explained the timelines for appeals.

President Ezzy-Ashcraft and the board amended conditions of approval to include a clarification on environmental and man-made catastrophic events, adding fence height and addressing fire department concerns. **[See amended resolution attached.]**

Motion made to approve project as amended by Henneberry, seconded by Kohlstrand. Approved 5-0.

The board requested that the amended resolution or detailed resolution language be reflected in the meeting minutes. Amended resolutions should be provided on a case-by-case basis.

Margaret Kavanaugh-Lynch, Planning Services Manager, agreed to provide this information.

9-B Public Hearing / Scoping Session of the Environmental Impact Report for the proposed Harbor Bay Isle Associates proposal to reconfigure the Chuck Corica Golf Course, build up to 130 housing units on the lands currently occupied by the Mif Albright 9-hole course and build playing fields on 12 acres of land on North Loop Road in the Harbor Bay Business Park. **Staff requests continuance to the meeting of 10/10/2011.**

Agenda item 9-B continued to Planning Board hearing on 10/24/2011 per staff request. Motion made by Kohlstrand, seconded by Henneberry. Motion passes 5-0.

9-C Public Art Proposal – Grand Marina – Warmington Residential CA. Two freestanding metal sculptures to be located on private property off Hibbard Street and at the foot of Grand Street adjacent to the Grand Marina and the Oakland/Alameda Estuary. If approved, the sculptures will satisfy the Alameda public art requirement.

Agenda item 9-C continued to Planning Board hearing on 10/24/2011 per staff request. Motion made by Burton, seconded by Zuppan. Motion passes 5-0.

10. WRITTEN COMMUNICATIONS: **None.**

11. BOARD COMMUNICATIONS: **None.**

12. ADJOURNMENT: **9:10 pm.**