

APPROVED MEETING MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, JULY 14, 2014

1. CONVENE: 7:02 p.m.
2. FLAG SALUTE: Board Member Alvarez-Morrone
3. ROLL CALL: President Burton, Vice President Henneberry, Board members Alvarez-Morrone, Knox White, and Tang
Absent: Köster, and Zuppan.
4. AGENDA CHANGES AND DISCUSSION: Item 7.B. is continued until all Board Members are present.

5. ORAL COMMUNICATIONS: Speakers:

Mr. Richard Neveln, spoke on behalf of his friend Mr. Whitmore who owns an auto repair facility and U-Haul rental business on Buena Vista Avenue. He stated that the facility was served a notice to stop operating recently due to numerous complaints about the business by surrounding residents. He stated that this is a family business and he urged the City to offer an alternative rather than revoke the permit.

Mr. Thomas stated the item is included in 9-B and was approved with conditions and the use permit was modified.

6. CONSENT CALENDAR: None

7. REGULAR AGENDA ITEMS:

7.A. Hold a Public Hearing and Recommend that the City Council Approve the Estuary Park Conceptual Design

Ms. Amy Wooldridge, Director of Alameda Recreation and Park Department provided a presentation on the Estuary Park Conceptual Design.

Board member Knox White asked about the access to the site on Mosley Avenue and if the architects have factored this in.

Ms. Wooldridge stated there doesn't seem to be any issues with the Mosely Avenue access.

Vice President Henneberry asked if the tot area will be fenced in.

Ms. Wooldridge reported the design detail is forthcoming but yes, all tot lots are enclosed

with minimum 4' fence.

President Burton opened the public comment.

Mr. Richard Neveln, resident, commented that the plan should be expanded to include an area for model aviation, board games and a concession stand with bait for fishing. Also, the park should connect to a bus stop with a shelter.

Ms. Lucy Gigli, President Bike - Walk Alameda, mentioned an email she sent prior to the meeting, and thanked staff for the extra bike racks in the design. She asked for a couple minor changes to the bike parking design to maximize use. She stated that Thompson Field does not have any bike parking.

President Burton closed public comment.

Board member Alvarez-Morrone commented that there are game tables on the drawing and she appreciates the comments regarding bike parking.

Board member Tang asked about the cost for bike racks and questioned if more can be added later if necessary. He asked about the maintenance for the synthetic turf and could the field be used for different sports such as bocce ball for the elderly.

Ms. Wooldridge commented that the racks are not that costly but they need to be bolted to a hard surface, and should be placed at prime entry points to the park. She stated the field maintenance is comparable to that at other fields and bocce ball can be incorporated if wanted.

Board member Knox White commented on the future look of the plan, and the road leading into the park being small in contrast. He would like to see the main entry be Mitchell Avenue when it is constructed. He appreciates the bike parking additions.

Mr. Thomas commented that Mosley Avenue curves, but referred to Mitchell Avenue, once constructed, as the major road connecting to 5th Street. Eventually Mosley Avenue will be a neighborhood street. The design can be amended as the development around the park is completed.

Board member Knox White commented on the need for bike riders to see their bikes once they enter the park and moving some of the bike parking could be a great change. He commended Ms. Wooldridge for securing the grant for the project.

Vice President Henneberry commented on this being a good design and having two park plans come before the board in two meetings is a great thing.

President Burton stated he agrees with the Bike Walk Alameda comments for defining bike parking locations and he agrees with the Mitchell Avenue design ideas. He likes the idea of a concession stand.

Ms. Wooldridge commented that a concession stand could be a huge cost, but may be added in the future. The size of the ball field is driving the rest of the plan needs.

President Burton asked about the fencing around the field and suggested graphics or signage be hung on the fences, and the backside of the bleachers. He also stated the Phase II funding would be nice to see.

Mr. Thomas stated staff will take comments into consideration before sending the plan to City Council.

7.B. Board Elections – Continued until the full board is in attendance.

8. MINUTES:

8.A. Draft Meeting Minutes - March 24, 2014

Board member Knox White motioned to approve minutes with edits.

Vice President Henneberry seconded.

Motioned carried, 5-0

8-B Draft Meeting Minutes - April 14,2014

Board member Knox White motioned to approve minutes with edits.

Vice President Henneberry seconded.

Motioned carried, 4-0-1 (President Burton abstained)

8-C Draft Meeting Minutes - May 27, 2014

Vice President Henneberry to approve minutes with edits.

Board member Knox White seconded.

Motioned carried, 5-0

9. STAFF COMMUNICATIONS:

9.A. Future Agendas - Mr. Thomas reported on upcoming agenda items.

9.B. Staff Communications - Zoning Administrator and Design Review Recent Actions and Decisions:

Speaker: Mr. Richard Neveln, commented that to help with the U-Haul problems the 80' red curb on the street should be repainted for a yellow business zone.

Mr. Thomas explained the process and stated the Board can pull this item for further review and another public hearing if they decide. There have been many years of complaints surrounding this business which was recently relocated for the new EOC. One of the new conditions is that two neighbor complaints trigger a new public hearing.

10. WRITTEN COMMUNICATIONS: None

11. BOARD COMMUNICATIONS:

- 11.A.** Report from Alameda Point Town Center Ad-Hoc Sub-Committee: None
12. ORAL COMMUNICATIONS: None
13. ADJOURNMENT: President Burton adjourned at 8:15 p.m.