

**Minutes of the Regular Planning Board Meeting  
Monday, March 26, 2007**

1. CONVENE: 7:06 p.m.
2. FLAG SALUTE: Member Cunningham
3. ROLL CALL: President Lynch, Vice President Cook, Cunningham, Ezzy Ashcraft, Kohlstrand, Mariani, and McNamara.

President Lynch was absent from roll call and arrived during Item 4.

Also present were Planning and Building Director Cathy Woodbury, Planning Services Manager Andrew Thomas, Assistant City Attorney Donna Mooney, Executive Assistant Latisha Jackson.

4. MINUTES:

- a. Minutes for the meeting of January 31, 2007

Member Cunningham noted that page 5, paragraph 3, should be changed to read, "Board Member Cunningham noted that the community and development had a clear outline of the project *goals...*"

Board member Ezzy Ashcraft noted that page 2, paragraph 6, should be changed to, "She stated that if personal emails were used for Board communications, *and if litigation occurred, all personal emails could be requested by the person or entity that brought the litigation.*"

Board member Cunningham moved approval of the minutes as amended.

Board member Ezzy Ashcraft seconded the motion, which carried by unanimous voice vote – 6. Absent: President Lynch.

- b. Minutes for the meeting of February 12, 2007

Board member Kohlstrand noted that page 8, second to last paragraph, stated that she had been appointed to the Big Box Retail Committee, which she noted was not the case. She believed that it was Board member Ezzy Ashcraft and McNamara as an alternate, and added that she had not said that.

Board member Cunningham inquired about the window coverage relative to the First Community Bank, and requested further information about any impact on leasing as a result of the glazing requirements. Ms. Woodbury noted that she could invite the owner of the center to make a presentation. Board member Cunningham noted that would not be necessary.

Acting President Cook noted that page 4, paragraph 4, should be changed to read, "Vice President Cook would welcome a proposal keeping in the General Plan zoning and agreed with *many of* Mr. Siewald's comments..."

Acting President Cook noted that on page 5, there were comments about the glazing, and her concern that conditions about not covering the glazing so that there would be eyes on the waterfront and thereby enlivening the waterfront. She asked if that issue could be revisited with a staff report, particularly regarding Pet Express. Ms. Woodbury suggested that the subject be discussed during the briefing on the site.

Acting President Cook noted that page 10, second to last paragraph, addressed commitments made by developers and whether they were adequately memorialized in conditions and permits. She noted that it should read, "Vice President Cook would like staff reports to summarize the status of developers' promises and commitments." She would like it to be standard with phased developments.

President Lynch arrived at the meeting and joined the Board on the dais.

Board member Mariani noted that she had requested a status report on the signage regarding Pet Food Express as well.

Board member Mariani moved approval of the minutes as amended.

Board member Kohlstrand seconded the motion, which carried by unanimous voice vote – 7.

c. Minutes for the meeting of February 26, 2007

Board member Kohlstrand noted that page 10, middle of the page, should read, "Board member Kohlstrand requested a staff *clarification* ~~recommendation~~ for the Transit District and inquired how this would change the existing EIR." She inquired whether there was a general question whether the overall changes to the plan would affect the EIR rather than that particular item.

Board member Cunningham noted that page 12, paragraph 2, addressed his comments with respect to open space on the waterfront, and that he inquired whether there was a document to address open space development priorities." He noted that some potential open space developments could compete with each other.

Board member Ezzy Ashcraft noted that page 3, Item 8-A, stated that she would recuse herself from the item for professional reasons. She noted that she had actually recused herself for personal reasons.

Board member Ezzy Ashcraft noted that page 11, third paragraph up, discussed affordable housing available for rent and referenced her comment about the City of Davis. She did not say there was a student housing shortage, but that she had paraphrased a conversation with a friend who had cited a declining student population because

families with young children could not afford housing in Davis.

Vice President Cook wished to address her comment on page 12, regarding about the Encinal Terminal project and improvements in Venice, California. She noted that while the improvements were terrific, she wanted to stress that they reflected Venice's development, but did not think that recreating that type of theme in the Encinal Terminal was not necessarily appropriate. She believed the development in Alameda should be respectful of Alameda's maritime heritage without being a slave to history.

Board member Kohlstrand moved approval of the minutes as amended.

Board member Cunningham seconded the motion, which carried by unanimous voice vote – 7.

d. Minutes for the Alameda Towne Centre Workshop of March 12, 2007

These minutes were not available for consideration and would be reviewed at a future meeting.

e. Minutes for the Special meeting of March 12, 2007.

Ms. Mooney noted that on page 12, she made comment about the page 5 Deliberations and Decisions in the Planning Board Rules and Procedures. She noted that the Board member was not required to indicate a reason, and that it should read, "*The rules presently state* that the Board member was not required to indicate a reason." She did not want it to appear that law did not presently require anything to happen if there's a conflict of interest or bias.

Vice President Cook noted that page 2, paragraph 1, noted that with respect to the South Shore project. She was concerned that the apparent scale of the restaurant on the corner seemed to be four separate standalone buildings. She wished to clarify that there should be a mix of size and scale of buildings so that people could get a sandwich or coffee and go back to the beach other than fast food in that location.

Vice President Cook noted that on page 10, middle of the page, should be changed to read, "She would like to revisit the Downtown Visioning Plan *and follow-up steps* to include in the work program going forward."

Board member Ezzy Ashcraft noted that on page 5, Item 8-A, Ms. Ko's name should be corrected to be spelled "Kho" throughout the minutes.

Board member Kohlstrand moved approval of the minutes as amended,

Board member Cunningham seconded the motion, which carried by unanimous voice vote – 7.

5. AGENDA CHANGES AND DISCUSSION:

Board member Mariani inquired about the number of speaker slips for Item 9-C and whether it should be heard first.

Board member Ezzy Ashcraft proposed moving 9-B to the top of the Regular Agenda, which involved an individual applicant.

President Lynch noted that nine speaker slips had been received for Item 9-C, and that five speakers had been received for Item 9-B, and two speaker slips had been received for Item 7 (Oral Communications). He proposed that the agenda be ordered as follows: Items 9-B, 9-C, 9-A, 9-D, 10 and 11.

Vice President Cook moved to hear Item 9-B first, followed by Items 9-C, 9-A, 9-D, 10 and 11.

Board member Ezzy Ashcraft seconded the motion, which carried by unanimous voice vote – 7.

6. STAFF COMMUNICATIONS:

a. Future Agendas

Ms. Woodbury provided a bulleted item in the packet describing the future agendas.

Board member Mariani inquired whether the Community Workshop would be televised, and believed it should be televised.

Mr. Thomas noted that it would be held at the Mastick Senior Center because the facility did not have television facilities. However, the proceedings would be videotaped to be shown at a later date. Board member Mariani believed that it was very important to make the meeting proceedings accessible to the general public.

Board member McNamara inquired whether a date had been set for the Bridgeside site visit. Ms. Woodbury noted that the visit would take place after the project was finalized, perhaps in early summer.

Board member Mariani noted that Long's was a minor design review, with no input from the Planning Board. She would like to keep track of that item, and believed it was a large project.

Ms. Woodbury noted that staff would keep the Board up to date on the progress of that item.

Mr. Thomas noted that staff would present the Harbor Bay Village GPA EIR public hearing item at the April 18, 2007, meeting. The Hawthorne Suite item has been delayed as a result of changes requested by the applicant, and the 1000 Atlantic commercial condominium has been rescheduled to April 23, 2007. The decision on the Boatworks

item had been appealed and would be heard by the City Council on April 3, 2007.

Board member McNamara inquired whether the Alameda Point Station Area planning presentation on April 18 would be a duplication of the March 29 presentation. Mr. Thomas replied that it would be summarized for the Board members unable to attend the March 29, 2007, and that it could be pushed to a later agenda.

Board member Mariani thanked staff for placing this item at the beginning of the meeting.

7. ORAL COMMUNICATION:

Mr. Dave Kirwin wished to follow up on Board member Mariani's comments regarding televising the community meeting being held at Mastick. He hoped that all the meetings could be recorded in a format that could be viewed on the streaming video portion of the City website. He noted that would be the most convenient for people with Internet access to see the proceedings of the meeting.

Ms. Barbara Kerr noted that she had been at the Bridgeside Shopping Center recently, and recalled her tenure on the City Council when the developer wanted unpainted corrugated iron siding on the building. She noted that she had talked to him about windows on the waterfront, and added that when the developer encountered the Planning Board, he encountered more focused insistence on glass on the waterfront side.

Mr. David Howard concurred with Mr. Kirwin's comments regarding other meetings on the website. He wished to voice his objection to the mindset of some within the community and Planning Services that high-density housing was necessary to support transit, and that transit was therefore necessary to support high-density housing. He cited studies that stated that transit use ranged from 30- 36%, and that most of the trips would be by automobile. He noted that less than 20% of the transit budget came from the fare box, and stated that Mayor Newsom of San Francisco had requested that fares no longer be collected at the box because of the cost of doing so. He suggested focusing on low-density housing, and if a subsidy were to be employed, that low-emissions vehicles or bicycles be subsidized instead of high-density housing and transit.

President Lynch suggested that members of the public may also wish to address any transit issues to the Transportation Commission.

Board member Mariani suggested that the speaker was promoting high-density housing and wrapping it in with transit.

President Lynch noted that the Transportation Commission would be able to address fare collection and subsidies.

8. CONSENT CALENDAR: None.

9. REGULAR AGENDA ITEMS:

- 9-B. **MDR07-0003 (Minor Design Review) - Applicant: Peter Ekstein - 463 Haight Avenue (SW).** The applicant requests a Planning Board interpretation regarding staff's finding that an existing parking space of 32 feet and 6 inches constitutes two compact parking spaces. Pursuant to AMC Subsection 30-7.3 existing parking spaces must be kept in working order and may not be reduced to less than existing numbers.

Mr. Thomas presented the staff report in Simone Wolter's absence.

The public hearing was opened.

Mr. Peter Ekstein, project architect, noted that the most important issue was the location of the stair inside the home, and believed it was appropriately located to be consistent with the architectural style of the building. He noted that the stair location interfered with the location of the second car, which had never been in that location. He believed requiring a second parking space was not consistent with the architectural style. He noted that many people in the neighborhood park in their front yard, although they have garages; he inquired why the City did not seem to be concerned about that. He noted that the clients would not use that second parking space. He inquired when the unconditioned space would be able to be developed, and noted that there was no written guidance regarding that issue.

Mr. Mark Takemoto, applicant, noted that they tried to develop the basement to use the space most efficiently and within the existing footprint of the house. He noted that the current space for the parking spot was shorter in length and height than the required standard for a new garage space. He noted that the narrow width of the garage space made it very difficult to park two cars in the garage on a consistent basis.

The public hearing was closed for Board discussion.

In response to an inquiry by President Lynch whether the definition of habitable space included closets, Mr. Thomas replied that they were not included in the UBC definition. The conditioned space may not be heated or cooled, and must be habitable.

In response to an inquiry by Board member Ezzy Ashcraft regarding the difference in the square footage numbers cited by staff and the applicant, Mr. Thomas replied that after meeting with the applicant, they agreed to come before the Planning Board and to redesign their plan somewhat. The revised plan was submitted, and staff is still in the process of working out the amount of conditioned space. He noted that the core question of parking spaces would determine the amount of conditioned space. He believed that hallway space was one of the discussion issues.

In response to an inquiry by Board member Cunningham whether there would be a seismic upgrade, Mr. Thomas confirmed that was the case.

In response to an inquiry by Board member Cunningham whether the ground-floor bathroom towards the rear of the property would be new, Mr. Ekstein replied that there was a toilet but no tub. The existing ground floor windows would be replaced by the applicants, and he noted that the existing windows in the two storage rooms already met the requirement for egress. The setback facing the streets was less than 20 feet.

In response to an inquiry by Board member McNamara whether the home had an existing interior staircase, Mr. Ekstein replied there was not.

In response to an inquiry by Board member McNamara whether the parking in the front yard counted as a parking space, Mr. Thomas replied that it did not. Board member McNamara noted that parking was a challenge in this neighborhood, and believed there were case-by-case situations that the Board could not ignore. She believed the interior staircase was essential to the remodel design. Mr. Thomas noted that staff endeavored to make the planning standards consistent, and that case-by-case situations were usually addressed by a variance.

Board member Kohlstrand noted that it was a disadvantage to not have the existing site plan. She was uncomfortable changing the parking standards, but would look at it on a variance basis if the hardship findings could be met.

Vice President Cook noted that she was troubled with respect to parking, which had been the subject of much discussion. She did not believe this would be a unique as people wanted to build up or down, and thanked the applicant for his candor regarding his plans. She was not sure this plan would work as a variance, as it may be possible that it would be a common request in this neighborhood.

Board member Ezzy Ashcraft inquired whether there would be an exterior ground level door. Mr. Ekstein replied that had been removed from the plan. She noted that this house was somewhat of a blank slate, and suggested that the interior stairway be placed elsewhere in the house to accommodate parking and still retain the historic character of the house.

President Lynch noted that the front yard-parking scheme was not consistent with City policy, and if it were, this would be a conforming use.

In response to an inquiry by Vice President Cook whether it was staff's position to retain the two parking spaces and relocating the stairwell, Mr. Thomas replied that was correct.

Mr. Ekstein replied that moving the stairwell would probably end the remodeling efforts of this home. He noted that there were other alternatives to this question, but they would be very costly. He noted that many residents in the neighborhood would not be able to park two cars in the garage.



President Lynch suggested that a design that would conform to City guidelines would be the most desirable outcome. He suggested that the Board either deny the application or continue it in order to allow the applicant to redesign it.

Board member Cunningham believed there were many issues embedded in this application, including improvement of smaller homes, parking in the first 20 feet of the front yard, and the number of required parking spaces. He did not believe the Board could deviate from that standard.

In response to an inquiry by Mr. Ekstein's question whether the City required two compact cars when a family may have larger cars, President Lynch replied that was not the case and that the City had a definition of required parking.

Mr. Thomas noted that the applicant's choices were to redesign the interior, add a second story, to redesign into the backyard to maintain the space, or to pursue a variance.

President Lynch believed it would be difficult to make the findings for a variance, and believed a redesign would be probably.

Ms. Woodbury wanted to clarify that the applicant before the Board was to making a parking space determination, not to approve or deny the project.

Board member Cunningham moved to recommend that 23.5 feet is equivalent to two parking spaces in this condition.

Vice President Cook seconded the motion, which carried by unanimous voice vote – 7.

**9-C. Appointment of an Ad Hoc Committee to work with the Planning and Building Director on a Housing/Measure A Workshop (CW).**

Ms. Woodbury presented the staff report, and summarized the background of the development of this workshop.

President Lynch noted that 15 speaker slips had been received for this item, and invited a motion to reduce the speakers' time to three minutes.

Board member Cunningham moved to reduce the speakers' time to three minutes.

Vice President Cook seconded the motion, which carried by unanimous voice vote – 7.

The public hearing was opened.

Ms. Ani Dimusheva inquired about the impulse behind the Committee idea, and noted that there had been a lot of discussion surrounding Alameda Point. She was not sure why the discussion around Measure A needed to be framed, and believed the discussion should be at the grassroots and community level. She inquired who the interested parties in this issue were, especially with respect to ABAG and other outside entities. She inquired whether the role of the committee would be in addition to facilitating public discussion. She inquired whether a ballot measure would be in the future.

Ms. Diane Coler-Dark noted that the staff report stated that the Board and community members had expressed a strong desire for a forum on Measure A, and she had not perceived any strong desire to change Measure A. She inquired how many people had approached the Planning Board to change it, and recalled the various groups, such as ARRA, BRAG and the Community Reuse Plan, that had addressed Measure A. She believed the community goals and standards had been established. She inquired whether this was a method to get Measure A on the ballot again.

Ms. Susan Battaglia was surprised to hear this committee would be forming to discuss Measure A, and supported leaving Measure A in place as it stands. She noted that multiunit buildings had replaced some grand homes, and added that a police position had been eliminated while the cost of getting Measure A on the ballot was \$150,000. She noted that speed limits in Alameda were being violated constantly, and that parking was scarce in both commercial and residential neighborhoods. She did not believe that new residents would use public transit, and that the streets would become congested with more multifamily housing.

Christopher Buckley believed this was an expansion of the scope of the much of the previous Measure A discussions, and supposed that it was part of the Housing Element discussion with respect to constraints. He noted that AAPS has not had time to review this proposal in detail, and to provide a formal response. He believed that AAPS would probably oppose a wholesale amendment of Measure A throughout Alameda.

Ms. Helen Sause commended the Planning Board on initiating this committee, and was dismayed that previous speakers seemed to have assumed a foregone conclusion. She noted that the Homes organization was only interested in modifying Measure A for Alameda Point, and emphasized that they did not intend to destroy Measure A throughout the City.

Mr. Scott Brady believed the framework for this discussion had been laid in staff's development of an Alameda Point Measure A compliant and non-Measure A compliant plan. He did not believe that staff should create contingencies not in accordance with the City Charter. He believed that discussion of Measure A, which was a citizen-driven amendment, should be citizen-driven, not staff-driven. He noted that it was not only about housing and saving old homes – it was also about limiting density, abating increasing traffic congestion and controlling development that was designed by developers contrary to public input.

Mr. Jim Sweeney expressed concern about the possibility of mischief regarding Measure A, and believed it would skew the purpose of the Planning Board's role as a unit. He noted that the subcommittee would function as an advocate, not an adjudicator. He did not believe there was an imperative to further study Measure A, and believed it had been done. He believed the citizens had to be an important part of this discussion, and wanted to retain impartiality and clarity in this discussion.

Mrs. Jean Sweeney provided a history of how ABAG obtained its housing numbers. She did not see a major plan to solve the traffic problem at Alameda Point, and was very concerned about the toxic materials in that area. She noted that the Navy would not address the PAHs or marsh crust on that site. She believed the traffic problem should be solved before any more houses were planned, and she did not believe that Measure A needed to be studied any further.

Ms. Dorothy Freeman believed that reexamining Measure A was a citizen item, not a staff item. She cited a study that concluded that increased density provided only a short-term benefit. She believed that the long-term effects of increased density should be studied further before implementing higher density in Alameda.

Ms. Barbara Kerr did not believe that a Measure A forum was necessary because it had already been voted on. She did not believe that it should be overturned in order to meet a bureaucratic deadline. She recalled the 1980 Housing Element had been badly written, and that it was subsequently rewritten by citizens on a committee that she chaired. She noted that was the last Housing Element that had been approved by the State. She noted that friends of the developers could get signatures for a ballot measure to overturn Measure A. She believed that until Alameda had more bridges and tubes, that Measure A should not be discussed further.

Ms. Denise Brady concurred with Ms. Kerr's comments, and believed that if the citizens of Alameda wanted to overturn Measure A, they could bring it to the ballot box. She noted that when Mayor Johnson ran for reelection, she prominently displayed her support

for Measure A. Ms. Brady believed that the Mayor's reelection was an indication of Alameda's support for Measure A.

Ms. Selina Faulhaber noted that the current issue was not preserving older homes or building many units at Harbor Bay Isle. She believed the issue was to look at 2008 and beyond, and supported a frank discussion of Measure A. She supported the Planning Board's decision to look at this issue, and noted that the public's opinion would be sought.

Mr. David Howard believed that if this committee were to be formed, it should be comprised of members of the public, held in open session in Council Chambers to be televised and videotaped. He did not believe this committee should operate behind closed doors to discuss such a controversial issue.

Ms. Diane Lichtenstein noted that the purpose was not to discuss whether Measure A should exist or not, but that a subcommittee would be formed. She was surprised at some of the interpretations of the staff report, and believed the Planning Board had the right to determine who would be on the subcommittee. She was surprised at the fears expressed that the committee would be held behind closed doors, and that the public would not be allowed to attend. She noted that a public forum would be open to the public by its definition. She supported this subcommittee.

Mr. David Kirwin was surprised at the doggedness of what he believed to be friends of developers pushing to repeal Measure A. He noted that one of the reasons Alameda was so special was because its density was protected. He was concerned about the framing of the issue and the direction of the workshop. He believed that all of the effects of density should be discussed outside of traffic; he believed that increased crime, social costs and use of City funds should be discussed as well. He noted that access, egress and parking at shopping centers and schools should be addressed as well, and believed the City should also have an exit strategy. He did not believe the City could support much more infrastructure.

Mr. Lil Arnerich believed that Measure A made Alameda the livable community it is, and hoped that the Planning Board did not have a preconceived notion about it. He did not believe the dialogue was extraneous, and expressed concern that the Alameda Point-only focus of Measure A would remain as such. He believed that any change to Measure A would eventually spread to the rest of the City. He noted that he welcomed new people to Alameda, and has not heard anyone on the street expressing an interest in overturning Measure A. He noted that the Planning Board's mission was to serve the people, and reiterated the Mayor's support of Measure A prior to the election. He did not want the Planning Board or staff to front for the developers' interests. He cited several outspoken opponents to Measure A that had since moved out of the City. He urged the Planning Board to vote against this item.

Ms. Barbara Thomas noted that the developments that have been criticized by the residents were approved by Planning staff and previous Planning Boards. She noted that

it was possible to have beautifully designed tract homes, and noted that residential homes generally do not pay for the services they demand. She believed that density did not generate mass transit, but did generate more congestion and air pollution. She inquired whether staff had requested the formation of this subcommittee, and inquired whether it was now staff, rather than City Council, that set policy for the City. She suggested that any Councilmember who supported it would be open to recall, and believed that support of this subcommittee may indicate that a new Planning Director may be in order. She believed that having another police officer on the force was more important than the cost of this study and subcommittee. She believed the people had spoken already, and suggested that she and Ms. Kerr be members of the committee instead. She believed this subcommittee would be a waste of the City's time and resources. She noted Ms. Sweeney's efforts to get more open space in the City.

Ms. Mercedes Milana wished to remind the Planning Board that Alameda was an island with a limited number of entrance and exit points, and recalled the days when it took Navy workers half an hour to exit the Island. She was very concerned about parking issues, and recalled the previous discussion about people parking on their front yard. She noted that she had lodged complaints about illegal parking, and believed that if Measure A were overturned, the parking problems would be worse. She was concerned about the future desirability of Alameda if Measure A were to be overturned.

Ms. Pat Bail noted that she was the past secretary and chairman of the Keep Measure A group. She believed the Planning Board's responsibility was to protect current citizens of Alameda, not future citizens. She noted that the citizens had spoken about their support of Measure A, and she was very concerned about some Board member opinions that considered overturning Measure A. She was concerned that the City would not be able to accommodate children in parks and sports field if many more families moved in to Alameda.

The public hearing was closed for Board discussion.

President Lynch called for a three-minute break.

Board member Cunningham noted that based on public input, he supposed that the Measure A forum should be used to tighten Measure A up. He emphasized that he would come to those discussions with an open mind and without preconceived notions. He believed that with limited resources, Alamedans owe it to themselves to study how best to use them. He encouraged open discussion as much as possible, and believed the ideas and comments should be collected and synthesized as much as possible. He did not believe it was a good idea to remain stuck in the same rut to address the land use challenges.

Vice President Cook would like to apologize to staff for pushing them to the point of putting this item on the agenda. She had felt frustrated within the last year to put this discussion on the agenda, and now understood why staff had been reluctant to do so. She believed that staff had taken great personal abuse over this issue, and did not believe it

was right. She had heard people speak passionately on both sides of the Measure A issue, and believed that some people had misconceptions on what Measure A actually meant. She noted that Measure A could be changed without any greater density, and that more open space could be created; in addition historic resources could be preserved as well under Measure A. She believed it was possible to discuss it without it being an all-or-nothing issue. She noted that there was no attempt to hide this discussion and believed that a public discussion about the process going forward was important. She noted that she was a fan of Measure A, appreciated Victorian homes, and would like to see some of the big stucco buildings on her block disappear. She would like to continue to have this discussion and see where it progressed.

Board member McNamara noted that she was disillusioned because she believed the intent of this forum was misconstrued during the public hearing. She believed the intent was to educate the community and citizens of Alameda about the history, consequences, legal aspects of Measure A and to put it in context with respect to the current issues. She noted that the Planning staff had not made a decision, and could not unilaterally change Measure A. She noted that it was not even stated that staff or the Planning Board wanted Measure A to change. She believed that having an informed background was essential to making an informed decision with respect to Measure A.

Board member Kohlstrand echoed the previous comments, and noted that staff did not initiate this forum. She had advocated for a forum because she did not grow up in Alameda and did not understand all the history; she wished to help the community as a whole become well versed in its history and effect on the community going forward. She believed that such a forum was important because people had wanted to become better informed as housing and industrial uses evolved over time. She would like to see Alameda's main island character move to Alameda Point, and would like the general public to have the opportunity to learn about the measure and comment on it as Alameda continues to change.

Board member Ezzy Ashcraft noted that she was able to attend the League of California Cities Planning Institute in San Diego the previous week, and that Ms. Woodbury had attended several programs together. She had attended an interesting workshop on how to configure commercial and residential density in nontraditional ways. She encouraged the public to attend the workshop at Mastick Center on March 29, which would include one of the speakers she heard in San Diego. She acknowledged that density was a hot-button word, and noted that there was more common ground than people may think. She noted that she grew up in an apartment on Pearl Street in Alameda. She noted that the building had a big backyard, and added that it would not be Measure A-compliant. She believed that many conclusions had been drawn from a very brief staff memo, and wished to assure the public that decisions would not be made in a back room by staff and an *ad hoc* committee. She noted that the purpose was to bring this public and important issue into a public arena. She noted that to have a public discussion, people may not feel intimidated and attacked; she did not believe that approaching the people involved with such vehemence and personal attacks were an appropriate approach. She urged people to have an open mind, and noted that no one had all the answers. She believed that if the public's perception of Measure A was clear

and strong, there was no threat in undertaking the discussion. She added that looking at different facets of Measure A did not mean that Victorians would be torn down. She noted that areas such as Alameda Point, the Boatworks and Alameda Landing that were coming up for development. She believed that people should be able to discuss the issue freely, and she believed that a better-informed decision would result. She noted that it may be possible to develop more open space and parks, and added that the discussion was a way to do the best for the community.

Board member Mariani noted that she had not pushed for any forums with respect to Measure A, nor had she advocated for it. She recalled asking City Council for guidance on this issue, and suggested that occur again. She believed the presentation by Woody Minor would be very informative. She noted that Ms. Woodbury placed this item on the agenda at the request of some Board members, and added that Alamedans were very protective of their community. She did not believe it was their intent to behave in a threatening or intimidating manner. She noted that there had been numerous discussions of Measure A in the past, and did not feel comfortable advocating for or against it.

President Lynch asked that the individuals in the room speak with those who had since left, and noted that it was unfortunate that this issue seems to have been mischaracterized. He had yet to hear any Board member advocate for more density at any time, to which many speakers had referred; he wished to emphasize that was not the case. He noted that as part of the land use determination, this Board examined the design elements on Alameda Point. He noted that the desires of various groups in the community must be incorporated into these plans. He noted that the design questions addressed how various actions would be taken if the City so chose, and what they would look like, given Measure A. He noted that did not mean it must necessarily be done. He emphasized that there had been no advocacy on the Planning Board to repeal Measure A, and added that it may be strengthened. He noted that it was strictly an educational exercise.

Board member Cunningham noted that the Planning Board was fairly impartial about this issue, and supported having several Board members, as well as members of the public on the Committee.

Board member Ezzy Ashcraft suggested that the Mayor appoint several people to join the committee.

Board member Mariani believed that the Planning Board should run this appointment by the City Council, and inquired who authorized it.

President Lynch noted that this was not a policy issue, and that others had interpreted it as an educational presentation.

Board member Mariani proposed that the Planning Board invite people to make presentations on Measure A.

Vice President Cook wanted to know what the constraints on ~~this~~ *the Board's* discussion would be.

Board member Cunningham noted that this would be an informative presentation because Measure A was currently in force.

Board member Kohlstrand understood that this was an emotional and heated issue, and relied on staff for guidance with respect to procedure. She did not recall similar instances where the Planning Board was required to ask City Council for permission to act on an agenda item.

Ms. Woodbury clarified that this was a policy issue, and City Council dealt with policy issues. She added that when staff analyzed projects, it was under the auspices of existing policy and that Measure A was in the charter; neither staff nor the Planning Board could change that. She noted that staff had a finite amount of resources in the form of time, staff and money. She advised that adding more to the work program would further stretch the resources, which was a significant issue.

Board member Kohlstrand noted that it had been a challenge to have the joint meeting with City Council, and noted that would be helpful in this instance. Ms. Woodbury noted that the City Clerk was still looking at calendars to arrange a joint meeting.

President Lynch inquired whether the *ad hoc* committee could recommend a workshop. Ms. Woodbury noted that would be possible.

Board member Cunningham noted that the Planning Board had been approached by members of the public for some time, and believed that providing an open forum would be the best approach. He did not believe the City Council was the only entity to address Measure A, and recalled a Measure A forum at Kaufmann Auditorium approximately six years ago.

Mr. Thomas suggested that a subcommittee of the Planning Board be established and ask it to return to the Board in one month at a public meeting in chambers. Logistics for the forum and proposals for the structure would be presented at that time. At that time, it could be decided whether to approach Council.

*Vice President Cook strongly believed that this discussion should take place in a developer-free zone.* She disagreed with the characterizations of the Planning Board as being a front for developers, and noted that she was quite stringent with developers.

Board member Mariani inquired who had actually requested this subcommittee, and added that she had seen the same few people asking for noncompliant Measure A alternative. She emphasized that she had never heard that herself, and did not request it herself.



Board member Ezzy Ashcraft noted that the League of Women Voters was a well-regarded group locally and statewide, and that they had come before the Planning Board on more than one occasion.

President Lynch invited volunteers to identify themselves to serve on the subcommittee. Vice President Cook and Board members Kohlstrand and Ezzy Ashcraft volunteered.

Board member Cunningham moved to nominate Vice President Cook and Board members Kohlstrand and Ezzy Ashcraft to serve on the subcommittee.

Vice President Cook proposed an amendment that the subcommittee return to the Planning Board with a recommendation and further definition of the committee's scope after one month.

Board member McNamara seconded the motion, which carried by the following voice vote – 6. No: Mariani.

Board member Mariani left the meeting prior to Item 9-A.

- 9-A. **Northern Waterfront General Plan Amendment and Citywide Child Care Policies GPA 07-0002 and Final Environmental Impact Report – Applicant: City of Alameda (AT).** The proposed General Plan Amendment would amend the City of Alameda General Plan to better guide future development in the Northern Waterfront area to promote and facilitate redevelopment of the area with a mix of uses that would include residential, commercial, office, maritime, and open space. The Child Care Policies will guide future decisions regarding the provision of childcare facilities throughout the City. The Northern Waterfront project area is generally bounded by Sherman Street on the west, Buena Vista Avenue on the south, and Grand Street on the east. The Oakland/Alameda Estuary forms the northern border of the area. The Northern Waterfront project area is within several zoning districts. These districts include R-2 (Two Family Residence District), R-3 (Garden Residential District), R-4-PD (Neighborhood Residential District, Special Planned Development District), M-1 (Intermediate Industrial), M-2 (General Industrial), C-M (Commercial-Manufacturing District), and M-1-PD (Intermediate Industrial, Special Planned Development District). The Child Care Policies began development in 2001 by the City of Alameda Social Service Human Relations Board (SSHRB) and the recommended policies have been in public circulation since 2003. An Environmental Impact Report has been prepared for the General Plan Amendment. The Planning Board will make a recommendation to City Council for final action. **(Continued from the meeting of February 26, 2007.)**

Mr. Thomas summarized the staff report. Staff recommended that the Planning Board adopt the resolution attached to the staff report, which recommends that City Council certify the final Environmental Impact Report for this project and adopt the Northern Waterfront General Plan Amendment and Citywide Child Care Policies.

President Lynch advised that six speaker slips had been received.

Member McNamara moved to limit the speakers' time to three minutes.

Board member Cunningham seconded the motion, which carried by the following voice vote – 6. Absent: Mariani.

The public hearing was opened.

Christopher Buckley noted that he had sent a letter to the Board members on February 22, and suggested that a height limit between 33 and 50 feet be considered, and that a height limit Citywide be considered. He believed that a 100 foot height limit was too tall, and suggested a height limit so the General Plan and Zoning Ordinance would clarify that issue for developers. If the Board was disinclined at this time, he suggested adding a follow-up direction to study height limits after adoption of the General Plan Amendment. He noted that this had previously been done, when lowering the 100 foot height limit along Park and Webster Streets had been implemented in the 1991 General Plan, leading to a zoning amendments that reduced that height. He noted that height limits might

include decorative towers, which would be included as an exception. With regard to the Clement Avenue truck route, he suggested that there be restrictions on residential development along that route. He noted that Mr. Thomas suggested traffic calming measures to address pedestrian and bicycle traffic. He suggested traffic mitigations along Clement if the Board was not inclined to reduce residential along that truck route.

Mr. Joseph Woodard, Estuary Park Action Committee, noted that the park had been promised for a long time in the site where the Boatworks is being considered. He was very concerned about the possible loss of that park. He was very concerned that the City might be overtaken by developers, and noted that the City of Livermore had a developer fee program that had resulted in a very attractive downtown.

Ms. Barbara Kerr, President, Northside Association, noted that a lot of lip service had been given to the supply of moderate income housing. She noted that the area between Constitution and Park had a large supply of moderate income housing, and believed that neighborhood should be preserved. She believed that it was directly contrary to established City policy to consider those neighborhoods disposable, and that they could be destroyed by excessive traffic, bad planning by allowing high buildings on the edge of the neighborhoods. She requested that the Board recognize the need to safeguard the North Waterfront neighborhoods, which were valuable to the City for the moderate-income housing. She wanted to retain Alameda's small-town feeling and its respect for history.

Mr. Peter Wang noted that he had attended the February 26 meeting, and hoped the Planning Board would process this amendment to the General Plan. He supported this item, and believed that it was Measure A compatible. He noted that he had performed a traffic study, which found that there were 4.3 truck trips per day. He believed the 100-foot height limit throughout the City should be preserved. He noted that they had hired a new architect to provide more input, and urged the Planning Board to approve this item.

Mr. David Day, Warmington Homes, spoke in support of this amendment and zoning changes, which he believed would clean up the area and improve the neighborhood, as well as improve access to the waterfront.

Mr. Stuart Rickard inquired how Item 10, removing the truck route designation from the Park Street Bridge affected other routes into and out of Alameda. He believed that any possible sea level rise should be an island-wide issue. He noted that they had building heights at the advisory committee, and that a tall building with surrounding open space had been proposed; they had preferred a lower rise building. He noted that with respect to the visibility of the West End of Del Monte, Clement Avenue had a big triangle at the northwest corner of the Del Monte building that is now hidden by a shed. He hoped that would be visible to the neighborhood.

In response to an inquiry by President Lynch whether he agreed with 10.8.b, Mr. Rickard replied that he disagreed with the step-down concept.

Mr. Lil Arnerich drew an analogy by noting that he had played professional baseball for many years, and that while they played hard and to win, they were able to gather for a beer afterwards. He noted that with respect to a prior issue of Measure A, he wanted to reassure that he would never bear a grudge toward any Board member and would enjoy that beer afterwards whether Measure A was lost or not. He has known Mr. Wang for over 25 years as a conscientious member of the community, and who had contributed heavily to the city in many ways. He believed it was time to approve this benefit to the Northern Waterfront, which had been developed by world-class and prestigious architectural firms. He was concerned that these delays were costing Mr. Wang a considerable amount of money, and urged the Planning Board to approve this item. He complimented the Planning staff, particularly Ms. Woodbury and Mr. Thomas, for their time and courtesy extended to him when he requested information.

Ms. Dorothy Freeman believed that Attachment B, Item 8, should more precisely define impact fees.

The public hearing was closed for Board discussion.

Board member Kohlstrand moved to extend the meeting to 11:30 p.m.

Board member Ezzy Ashcraft seconded the motion, which carried by the following voice vote – 6. Absent: Mariani.

Vice President Cook wished to add language at the end of the sentence of 10.3.b: “creates a lively waterfront and pedestrian-friendly environment *both day and night*.”

Vice President Cook found that sometimes a longer list of uses is listed, and inquired whether a more consistent list of uses could be used. Mr. Thomas replied that this section had been rewritten after the Planning Board had looked at the detailed table, and determined that it was too detailed for the General Plan. He noted that there was a fair amount of discussion at the Advisory Committee, and noted that the intent of the Advisory Committee was that there could be a mix of uses or a single use. The phrase “a mix of” was stricken because that implied that a mix was required.

President Lynch suggested that be added.

Vice President Cook inquired whether it would be possible to add a tavern to activate the green. Mr. Thomas noted that the intent was to keep it medium-density residential, and that staff would consider that suggestion during any rezoning discussion.

Board member Ezzy Ashcraft noted that it was directly across from the Del Monte site, which would allow a mix of uses. She noted that was not that far away.

Board member Kohlstrand was uncomfortable in changing the land uses at this time after the extensive work and discussion.

Board member Ezzy Ashcraft noted that the property identification at the top of page 3 should be placed at the beginning of the paragraph at the bottom of page 2.

Vice President Cook noted that with respect to 10.3.f, the language should be changed to "...allow for the development of public facilities such as fire stations and *public and private* schools.

Board member Cunningham noted that 10.6.b should be changed to read, "*eliminate* ~~reduce~~ the need for sound walls."

Vice President Cook suggested that 10.6.d should be change to read, "*provide docking areas to encourage* waterborne transportation." She noted that there were very few opportunities to dock a boat at a restaurant such as Chevy's.

Vice President Cook noted that at the end of the sentence on 10.6.e., the following language should be added: "...design the street to protect the shoreline experience for the public..."

Vice President Cook suggested that in 10.6.l the following language be added: "*along the shoreline where feasible*" to try to get the separation between bicyclists and auto traffic.

Board member Cunningham noted that with respect to 10.6.u, whether "behind" meant facing the street or the waterfront. He believed it should be harmonized with the waterfront, and integrated with landscaping and public access. Mr. Thomas believed the second half of the sentence worked in that the placement should be carefully considered.

Vice President Cook suggested that on 10.6.b, the following language be added to the end of the sentence: "...*or key views to the shoreline.*"

Board member Kohlstrand suggested that on 10.6.b, it be clarified that it referred to parked cars, not cars traveling along Clement.

Board member Ezzy Ashcraft noted that the Marina Village Parkway did a nice job of screening the cars.

Vice President Cook noted that with respect to the first 10.8.b, she suggested adding the following language at the end of the sentence: "...architectural style *that respects Alameda's unique history and maritime character.*"

Board member Cunningham suggested that with respect to the second 10.8.b, relative to stepping down of buildings to approach the waterfront, include the following language: "heights to generally step down" to allow other things to occur.

Board member Ezzy Ashcraft suggested that with respect to 10.8.e., it should read, "New development *shall* ~~should~~ be designed and new streets *shall* ~~should~~ be engineered to reduce sound impacts and eliminate the need for sound walls."

Vice President Cook noted that in 10.8.d should be changed to read, "...required new buildings to face the street *and buildings along the shore to face the water's edge.*"

Board member Kohlstrand did not believe that would be feasible if the buildings faced both the street and the water.

President Lynch did not believe the word "required" would be feasible with respect to double entrances on all buildings.

Board member Ezzy Ashcraft inquired whether 10.8.h had been relocated to another section of the document, addressing facades. Mr. Thomas replied that was the case.

President Lynch suggested that section be used to cover the issue, and that 10.8.d be stricken due to a conflict in language. He suggested that in instances where the new building did not face the water, that it be oriented to face the street.

Vice President Cook suggested that wherever feasible, that public access on the waterfront be activated to enhance safety and waterfront access.

Board member Ezzy Ashcraft agreed that "where feasible" would be an appropriate phrase in that item.

A discussion of dual waterfront and street access ensued.

Mr. Thomas noted that 10.9.d and 10.9.e, Mr. Thomas noted that those policies were moved to Attachment B. He noted that the easiest thing to do would be direct staff to put them in the document.

Board member Kohlstrand moved to include 10.9.d. and 10.9.e in the document

Board member Ezzy Ashcraft seconded the motion, which carried by the following voice vote – 6. Absent: Mariani.

Board member McNamara moved to extend the meeting to 11:45 p.m.

Vice President Cook seconded the motion, which carried by the following voice vote – 6. Absent: Mariani.

Vice President Cook noted that DM-11 should be changed to read, "*provide allow for a shoreline public promenade consistent with the requirements of number 24 in Attachment B.*"

Vice President Cook believed that E.2.t. was inadequate in its reference to open space requirements, and that a word stronger than "adequate" be used, such as "ample" or "generous."

Mr. Thomas noted that it would be rezoned MX, and that it would come back to the Planning Board and City Council.

Board member Ezzy Ashcraft noted that under Landscaping at the bottom of page 12, she would like to see language stating that landscaping within this area would be “Bay-friendly” landscaping, as defined by StopWaste.org. She brought their guidelines in for the other Board members to read.

Board member Ezzy Ashcraft noted that the title in Item 24 should be corrected to: “Adjacent to the Oakland-Alameda *Estuary*.”

Vice President Cook noted that the pedestrian/bicycle routes should have the amenities such as racks and plantings outside the minimum width of the right of way.

Board member Ezzy Ashcraft inquired whether a map of the truck routes in Alameda was available.

Vice President Cook noted that on Number 23, the following change should be made: ~~“consider opportunities to create attractive gateways ...”~~

Vice President Cook noted that on the first 24 should include the following language: “Provide retail, restaurant and café uses that open out to the shore to activate the shoreline both night and day where feasible.”

Board member Ezzy Ashcraft noted that in 29 (Child care system), 6.5.d, whether childcare licensing was done by the State. Mr. Thomas confirmed that was the case, and that in facilities with fewer than six children, a use permit was necessary and could be streamlined.

Board member Ezzy Ashcraft noted that in the Resolutions, February 24 should be changed to February 26, and that March 24 should be changed to March 26.

Board member Cunningham moved to recommend to City Council to certifying the findings of the EIR and approve a General Plan Amendment as noted.

Board member Kohlstrand seconded the motion, which carried by the following voice vote – 6. Absent: Mariani.

9-D. **Presentation of Broadway and Jackson Street access improvements to Interstate 880.** No action will be taken on this item.

In response to an inquiry by President Lynch, Mr. Thomas advised that the applicant was unable to remain at the meeting.

Board member Ezzy Ashcraft moved to continue this item.

Vice President Cook seconded the motion, which carried by unanimous voice vote – 6.

Absent: Mariani.



10. WRITTEN COMMUNICATIONS:

President Lynch noted that numerous pieces of correspondence had been received, and requested that the writers confirm their facts before committing them to paper.

11. BOARD COMMUNICATION:

- a. Oral Status Report regarding the Oakland/Chinatown Advisory Committee (Board Member Mariani).

President Lynch advised that Board member Mariani had left the meeting and would report on this item at the next meeting.

- b. Oral Status Report regarding the Transportation subcommittee (Board Member Kohlstrand).

Board member Kohlstrand noted that no further meetings had been held since her last report.

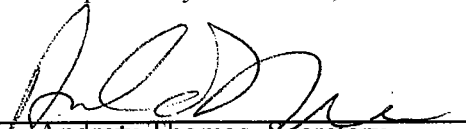
- c. Oral Status Report regarding the Alameda Climate Protection Task Force (Board Member Cunningham).

Board member Cunningham noted that the Task Force met the previous Wednesday to review target values for common emission reductions. He noted that the next meeting would be held on Wednesday, April 18, 2007 at the Alameda Free Library.

12. ADJOURNMENT:

11:45 p.m.

Respectfully submitted,

  
\_\_\_\_\_  
Andrew Thomas, Secretary  
City Planning Board

These minutes were approved at the April 18, 2007, Planning Board meeting. This meeting was audio and video taped.