

APPROVED MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, NOVEMBER 25, 2019

1. CONVENE

President Curtis convened the meeting at 7:00 p.m.

2. FLAG SALUTE

Board Member Cavanaugh led the flag salute.

3. ROLL CALL

Present: Board Members Cavanaugh, Curtis, Hom, Rothenberg, Ruiz, Saheba, and Teague.

Absent: None.

4. AGENDA CHANGES AND DISCUSSION

None.

5. ORAL COMMUNICATIONS

None.

6. CONSENT CALENDAR

6-A 2019-7476

2020 Planning Board Regular Meeting Schedule

Board Member Teague moved approval of the item. Board Member Ruiz seconded the motion. The motion passed 7-0.

7. REGULAR AGENDA ITEMS

7-A 2019-7486

PLN19-0488 - Planned Development Amendment, Final Development Plan, and Design Review - 1951 Harbor Bay Parkway - Applicant: srmErnst Development Partners. Public hearing to consider a Planned Development Amendment, Final Development Plan, and Design Review for a four-story, 219,660-square-foot office building, surface parking lot and associated landscaping. The project is located in the C-M-PD (Commercial Manufacturing, Planned Development) Zoning District. The City previously certified a Final Environmental Impact Report for Harbor Bay Isle, State Clearinghouse No. 1984112706 (EIR) and addenda thereto, in accordance with the California Environmental Quality Act (CEQA). No further environmental review is required.

Linda Barrera, Planner II, gave a presentation. The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=4246238&GUID=A7AD2FA0-8466-407B-8A42-018FD5744244&FullText=1> .

Board Member Hom asked if the City would require the project's Transportation Demand Management Program to meet specific trip reduction goals.

Staff Member Barrera said there is not a specific goal and added that the project would not be required to participate in any City required TDM, but would participate in the company's TDM program which provides incentives, shuttles and even a private ferry service to the Alameda location. She said Exelixis has seen about a 25% reduction in vehicles travelling to the site.

Board Member Hom asked what the tree replacement requirements will be for the project.

Allen Tai, City Planner, said that Alameda does not have a standard tree replacement requirement. He added that there is a two for one replacement policy for oak trees and that there is a requirement of one tree for every four parking spaces.

Board Member Saheba asked how the parking spaces in the shared plaza would be utilized and counted, and if there will indeed be bollards there.

Staff Member Barrera said the spaces would be utilized regularly, but would be able to be blocked off for special activities or events.

Board Member Saheba asked if the project had any sustainability goals.

Staff Member Barrera said the applicant is considering solar panel canopies on the building and over the parking areas.

Joe Ernst, srmErnst, and Rob Zirkle, Brick Architecture, gave a presentation.

Board Member Teague disclosed that he met previously with the applicant. He asked if the project would have to return to the Planning Board if they decide to do solar.

Staff Member Tai said solar panels are typically exempt from design review, but noted that adding canopies in the parking lot to accommodate solar panels may trigger design review.

Board Member Hom asked how the building at 1750 was being used, given the lower parking ratio.

Mr. Ernst said that building is occupied primarily by warehouse operations with a lower parking ratio.

Board Member Ruiz asked where the electric vehicle charging spaces would go.

Mr. Ernst said they are planning for about forty EV spaces to begin with, but will install conduit to support more as demand grows. He said the initial spaces will be nearest to the perimeter of the building.

Board Member Cavanaugh shared that he met with the applicant previously. He asked if there would be any treatment inside the south facing windows to deal with heat and UV radiation.

Mr. Ernst said they would be using windows with high performance glazing to help reduce heat gain.

Board Member Ruiz mentioned that she met with the applicant as well.

President Curtis opened the public hearing.

Wally Naylor, Pankow Builders, said they were excited to be part of the developer team and expressed support for the project.

James Kendle, Carpenters Union Local 713, said the union supports the project because of the commitment to worker pay, safety and apprenticeships.

President Curtis closed the public hearing.

Board Member Teague said the design is stellar. He said we are meeting the requirements for doing a PDA, but wanted to clarify that the PDA is specific that 1951 Harbor Bay sets the minimum landscaping at 22% only for that property, and that the Waterfront Campus parking ratio be amended to state that Office/Lab is 2 per 1000 square feet and warehouses are parked at 2 per 1000 square feet specific to that site.

Board Member Saheba wanted to ensure that the plans would show that the fourth floor overlook terrace would be able to be occupied. He said he was concerned that the connection of the two outdoor spaces might not be successful if the parking stalls and wheel stops are present. He suggested that no wheel stops be included in the tabletop area and expressed a preference to remove the parking stalls in that location.

Mr. Ernst said they would be comfortable removing wheel stops in that area and eliminating the striping of the few parking stalls where the pathway is placed.

Board Member Hom said the architecture is striking and would be iconic along the parkway. He expressed support for the parking deviation based on the company's track record in providing alternatives and reducing single occupancy vehicle trips. He said he is comfortable with the amount of landscaping.

Board Member Ruiz expressed support for the parking reduction. She suggested eliminating the parking stackers in favor of solar carports or more landscaping.

Mr. Ernst said they could incorporate solar into the stackers, and possibly EV charging, which would make them more attractive. He said he does not think they will be required, but preserving the ability to meet potential parking demand is important for the capital markets given the location of the business park.

Board Member Cavanaugh suggested using a different paving treatment to emphasize the path of travel between the two locations.

Board Member Teague moved to approve the amendment, resolution, and design review with the condition that the diagonal path between 1951 and 1851 be clear of parking and wheel stops and be visually identifiable. He added that the PDA needs to make clear that 1951 would have a landscape coverage of 22 percent and the Waterfront Campus parking ratios would be office and lab at 3.0 and warehouse at 2.0. Board Member Rothenberg seconded the motion. The motion passed 7-0.

8. MINUTES

8-A 2019-7487

Draft Meeting Minutes – October 28, 2019

Board Member Rothenberg corrected a reference to the California Building Code by Board Member Saheba.

Board Member Hom made a motion to approve the minutes. Board Member Saheba seconded the motion. The motion passed 7-0.

9. STAFF COMMUNICATIONS

9-A 2019-7474

Planning, Building and Transportation Department Recent Actions and Decisions

The staff report can be found at:
<https://alameda.legistar.com/LegislationDetail.aspx?ID=4228667&GUID=F0A458C3-23CE-40C9-AE41-2BA2AC261A81&FullText=1> .

9-B 2019-7475

Oral Report - Future Public Meetings and Upcoming Planning, Building and Transportation Department Projects

Staff Member Tai listed anticipated items for the December 9 meeting which would be the last meeting of the year, followed by the Measure A workshop in January.

10. WRITTEN COMMUNICATIONS

None.

11. BOARD COMMUNICATIONS

11-A 2019-7483

Discussion of 2019 New State Housing Laws

Andrew Thomas, Planning, Building and Transportation Department Director, introduced the item.

Board Member Teague gave a presentation. The presentation can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=4232063&GUID=BDF57CFD-4667-45D4-854F-FEE31409DB12> .

President Curtis asked if the state laws on tenant protections supersede Alameda's ordinances.

Staff Member Thomas said that state laws take priority and that City staff are planning to bring an update to Alameda's policies to bring them in line with state law. **[Note: At the 1/27/2020 Planning Board meeting, President Curtis stated that the City Attorney's office has since made clear that the statewide tenant protections would not override local ordinances with stronger tenant protections.]**

Staff Member Thomas gave a report on the changing landscape of state housing laws.

Board Member Teague noted that ADUs do not count towards, nor are they effected by density requirements.

President Curtis asked if state law would preempt R-1 zoning within half a mile of a bus stop.

Staff Member Thomas said it would not change the zoning, but would allow a JADU and an ADU on the property.

President Curtis said it would be helpful to edit the two presentations together and share the video with the community to help understand how the state laws are influencing what happens here.

Board Member Rothenberg said people who go "off the grid" and rent out rooms and do not comply with regulations have an impact on density and quality of life.

Staff Member Thomas said they would be having a workshop on code enforcement and short term rentals with the City Council.

Board Member Ruiz asked when the Planning Board would be reviewing the Objective Design Standards again.

Staff Member Thomas said they are targeting January for bringing those standards back to the board.

Board Member Hom asked if Alameda was making changes to its ADU ordinance to be in compliance with state law.

Staff Member Tai said our current ordinance is ahead of the curve and we can adjust administrative procedures to comply with state law before bringing back an updated ordinance in the New Year.

Board Member Hom noted that the ability to convert a garage into an ADU without replacing the parking may be the biggest change to the rules.

12. ORAL COMMUNICATIONS

Board Member Rothenberg said CalOES held a seminar last week and will be holding future events to make sure jurisdictions have emergency response plans and she would share the link.

13. ADJOURNMENT

President Curtis adjourned the meeting at 9:00 p.m.