

APPROVED MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, MARCH 28TH, 2016

1. CONVENE

President Knox White called meeting to order at 7:03pm.

2. FLAG SALUTE

Board Member Köster led the flag salute.

3. ROLL CALL

Present: President Knox White, Board Members Köster, Mitchell, Sullivan. Board Member Zuppan arrived at 7:20pm, during board discussion for item 7-A. Absent: Board Members Burton, Henneberry.

4. AGENDA CHANGES AND DISCUSSION

None

5. ORAL COMMUNICATIONS

None

6. CONSENT CALENDAR

None

7. REGULAR AGENDA ITEMS

7-A 2016-2732

PLN15-0536 - 1435 Webster Street - Applicant: Dannan Development. Public Hearing to consider Design Review, and Density Bonus Waiver and Exceptions application for Construction of a Three-Story Mixed-Use Development including Nine Residential For-Sale Units and 4,700 square feet of Ground Floor Retail on an Existing Parking Lot at 1435 Webster Street (APN74-427-5-1). The project is categorically exempt from further review under the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332 In-Fill Development Projects.

Staff Member Livermore introduced the item. The staff report, draft resolution, and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=2626055&GUID=1FC293C4-5819-46C6-8A8C-F7127A6419B1&FullText=1>

Dave Johnston, project architect, gave a brief update on the changes to the design of the project.

Board Member Köster asked what the distance between the windows was. He also asked if there were any further color studies.

Mr. Johnston said they were six inches apart. He said they looked at a darker version and were open to input on the colors.

Board Member Sullivan asked where the downspouts were on the building.

Mr. Johnston said they would be integrated from the built up roof into “rainwater leaders” inside the walls.

Board Member Mitchell asked about weight that the balconies could support.

Mr. Johnston said that they will meet the live load requirements and that much more attention is being paid to balconies since the recent tragedy in Berkeley.

President Knox White opened the public comment.

The applicant mentioned the design changes they have incorporated, including the mural on the north elevation and other changes. He said they added windows and decks to the rear of the building. He outlined options the board could take to move the project forward. He said the project would provide much needed housing options for Alameda residents.

Steve Aced, from Alameda Architectural Preservation Society, outlined some changes they would like to see to details such as brackets and trim to maintain consistency.

President Knox White closed the public comment.

Board Member Sullivan said she would like to see the design go back one more time to incorporate suggestions in Mr. Buckley’s letter and see if they could add a tree on the Taylor frontage.

Board Member Mitchell said he likes the design. He asked what would happen with the mural.

Staff Member Tai said it would go through the Arts Commission.

Board Member Köster said the design has come a long way and is prepared to move the project forward tonight. He said he would like the colors to come back. He said some of the other details could be handled at the staff level.

Board Member Zuppan said she is inclined to approve the project with any necessary caveats tonight. She said she liked the other colors and would also like to see that come back.

President Knox White said he is comfortable moving forward tonight.

Board Member Zuppan made a motion to approve the item with conditions: fixing the “ghost brackets”; continuing the window trim around the building; reducing the size of the cornice on the tower; adding the street tree; bringing colors back for approval. Board Member Köster seconded the motion.

President Knox White asked about the Public Art Commission’s discretion over placement and type of art for the project.

Board Member Zuppan said the mural was critical to her support.

Board Member Tai said the board could give guidance on where the art could be considered.

Board Member Zuppan amended her previous motion to require a mural on the north wall. Board Member Köster accepted the additional condition. The motion passed 5-0.

7-B 2016-2733

Planning Board Architectural Design Study Session for PLN15-0428 -
1605 Park Street - Applicant: Sue Lau

Staff Member Dong gave the staff presentation. The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=2626056&GUID=D5B5157E-8232-4D9C-8329-03C6887CC4AB&FullText=1>

Board Member Sullivan asked for clarification of the phasing and sizes of the new spaces. She asked how much parking the project would have.

Staff Member Dong said the floorplan allows for flexibility to combine multiple storefronts into larger spaces. He said there are 45 parking spaces planned.

Board Member Köster asked about the gap between phase I and phase II.

The project architect said the gap was for seismic purposes and would not be visible from the street. He gave an update of the planning process that led them to the current submission.

Board Member Sullivan asked if any research was being done to ensure there would be customers for the retail spaces.

The architect said they are going with smaller spaces to provide flexibility for market conditions.

President Knox White asked about the certainty of completing phase II.

The architect said that the owners are trying to accommodate some long term tenants and use the existing tenants to ease the financing burden for the project.

Board Member Köster asked what happens if phase II does not move forward.

Staff Member Tai explained that they are looking at the phases as almost separate projects to see if they can stand on their own.

There was no public comment.

Board Member Zuppan said she was concerned about the phasing and the existence of the historic structure in phase II and how it would be incorporated. She said she liked the existing angled parking at the site.

Board Member Köster said he looks forward to something replacing the burned out site. He said adding a second story makes sense. He said the design could be modern and still fit the historic district if done well. He said that the elevator needs to be accessible from any tower entry space so people didn't have to walk around the block. He said he would be open to the two phases being more of their own buildings w/ different designs.

Board Member Mitchell said the design needs lots of work.

Board Member Sullivan said she would like to see something more in keeping with the neighborhood. She said she would like to see the buildings be able to stand on their own, but that the second phase should be seamless with the first.

President Knox White said the right modern building could look just fine there. He said we should be careful not to go with a "faux-historic" building that tries to match other buildings in the district. He said he is happy to let the applicant decide how to proceed on the phasing, but would look to withholding the certificate of occupancy for the 2nd floor spaces until phase II is complete. He said we should have a street wall on Park St. and not push the second floor back just because of the parking requirements. He said we should build the building we want to see. He said the first floor should read higher than the second floor.

No action was taken.

7-C 2016-2734

PLN16-0102 and PLN16-0103 - Alameda Housing Authority - 101-223 Brush Street and 150-284 Maple Way (Esperanza) and 719-727 Buena Vista Avenue and 718-746 Eagle Avenue (Rosefield Village) - Approve a Resolution recommending a Rezoning for Esperanza (APN 74-475-1-5) and Rosefield Village (APN 73-426-5) to remove the "G" overlay zoning district. The proposed rezoning is categorically exempt from further environmental review pursuant to CEQA Guidelines - 15305 Minor Alterations to Land Use Limitations

Staff Member Tai introduced the item. The staff report, draft resolution and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=2626057&GUID=DC34420A-6F29-4570-AFFA-A8979A3B4E79&FullText=1>

There was no public comment.

Board Member Köster made a motion to approve the staff recommendation. Board Member Mitchell seconded the motion. The motion passed 5-0.

8. MINUTES

8-A 2016-2739

Draft Meeting Minutes - December 14, 2015

Board Member Zuppan said that on the item after Consent Calendar she asked a question about "who is responsible..." and the response is not captured in the minutes.

Board Member Sullivan pointed out a formatting error in item 3.

The item was continued.

8-B 2016-2738

Draft Meeting Minutes - January 11, 2016

Board Member Köster said that on page 6 of 9, regarding the entrance to the senior building he "was wondering if it was necessary to extend out the canopy to provide shelter for the seniors." He said on page 8 he wanted to add "in the Bay Area" when referencing the limited spots for larger, transient vessels. He also asked to add that he "encourages Alameda to install public marinas."

Board Member Zuppan made a motion to approve the minutes as amended by Board Member Köster. Board Member Köster seconded the motion. The motion passed 4-0-1 with President Knox White abstaining because he was not in attendance January 11th.

9. STAFF COMMUNICATIONS

9-A 2016-2736

Zoning Administrator and Design Review Recent Actions and Decisions
President Knox White called 1427 Bay St. for review.

Board Member Zuppan called 2650 5th St. for review. She said the reduced parking at the site was contentious when the project was approved and they have shown poor management of their parking lot to date. She asked for clarification about how a building on Garden Rd. could be exempt from design review. She said she also had questions about 643 Central.

Staff Member Tai said Garden Rd. was a second unit that was compliant with the ordinance and exempt from discretionary review. He said 643 Central was a fire damaged property that was restoring the front porch and some exterior features.

Staff Member Tai explained new waste management rules that lead to the request for the reduction of parking at Alameda Landing.

Board Member Zuppan rescinded her call for review on 2650 5th St.

9-B 2016-2737

Future Public Meetings and Upcoming Community Development
Department Projects
Staff Member Tai summarized items that would be coming for the next month.

10. WRITTEN COMMUNICATIONS

None

11. BOARD COMMUNICATIONS

11-A 2016-2740

Report from the Boatworks - Ad-Hoc Sub-Committee
Did not meet

12. ORAL COMMUNICATIONS

None

13. ADJOURNMENT

Board Member Köster adjourned the meeting at 8:39pm.