

APPROVED MEETING MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, OCTOBER 27, 2014

1. CONVENE: 7:02 PM

2. FLAG SALUTE: Vice President Henneberry led the flag salute.

3. ROLL CALL: President Burton, Vice President Henneberry, Board Members Alvarez-Morrone, Knox White, and Zuppan
Absent: Board Members Köster and Tang.

4. AGENDA CHANGES AND DISCUSSION:

No Changes

5. ORAL COMMUNICATIONS:

Mr. Ron Cassidy spoke about the Del Monte project and complained about the design of the building and the lack of parking spaces.

Mr. Doug DeHaan mentioned Resolution 12567, which states that an individual has the opportunity to speak in front of this Board. He suggested giving 15 minutes for speakers to make their argument.

6. CONSENT CALENDAR:

Item 6-A. Design Review PLN12-0230- Applicant: Irman Turanovic. Revised signage and landscaping plans for adding a smog station to an existing automotive repair establishment at 1928 High Street. Exterior building modifications consist of removing one window facing Fernside Blvd. and replacing it with a roll-up garage door. This project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301 – Existing Facilities.

The item was pulled from the Consent Calendar for public comment.

Mr. Terry Walker lives on Bayo Vista near High Street. He asked for the plan to not be “rubber stamped,” because the corner is the “grand entrance” for Alameda.

Ms. Pamela Knight lives on Fernside Blvd, and she wanted a more efficient plant watering system. She thinks that the current plan will cause the intersection to be more busy and dangerous.

Mr. Albert Bosschler is the owner of European Auto Repair at 1928 High Street. He wants to update the premises and for the smog revenue to stay in Alameda. The building has not

been updated for 30 years, and he wants to do it before the 50-year anniversary of the business.

Mr. Irman Turanovic, the applicant, has worked with Albert for two years. He thinks that being closed on the weekends and holidays is a roadblock to financial success because that is the easiest time for customers to get their smog service.

Planning Board closed public comment.

Mr. Allen Tai, Planning Services Manager, noted that the corner-landscaping planter is irrigated. Neighbors are focused on irrigating the new added landscaped troughs.

The Board discussed with staff landscape irrigation, driveway visibility, and managing the parking on the site so that cars are not left on neighborhood streets.

President Burton summarized four conditions of approval to include: 1) The addition of drip irrigation for the galvanized planters; 2) Removal of the requirement for painted arrows in the parking area; 3) removing the planter and the trellis to avoid the visibility issue on the adjacent driveway; and 4) no parking of customer vehicles on the street.

Board Member Alvarez-Morrone motioned to approve the Design Review with four conditions. Vice President Henneberry seconded. Motion carries 5-0.

7. REGULAR AGENDA ITEMS:

Item 7-A. Design Review Application for a 9,252 Square Foot Fire Station #3 Building, located on a 25,085 Square Foot site at 1625 Buena Vista Avenue.

Mr. Andrew Thomas, City Planner, made a presentation, and invited Mr. Christopher Ford, architect, to continue the presentation.

President Burton wanted to know about potential for solar on the building. Mr. Ford replied that the roof could be used for solar, way above the tree line, and can be used to give as much space as possible. Mr. Barry Reska, assistant General Manager at Alameda Municipal Power reported that they were in the process of making the community solar program. He wants to evaluate the specific site.

Planning Board opened public comment.

Ms. Irma Maria-Nolan, neighbor, lives across the street, and thinks the project is a great improvement, but she is concerned that she didn't see how building looks on Grand St.

Mr. Jay Ingram, neighbor, asked if the police station is an EOC, how many EOCs does Alameda have and need.

Mr. Thomas replied that this will be the new EOC, and the current one will be shut down

and used for police.

Planning Board closed public comment.

Vice President Henneberry remarked that the forums were pleasantly non-controversial. He would move the project forward. Board Member Knox White agreed and would like more clarification about planting strip right in front of the station.

Mr. Bob Haun, Public Works Director, replied that existing disabled parking spaces are within the gate and therefore not open to the public. People will use the facility during emergencies, so it would be nice to have accessible space on the street.

Board Member Knox White asked if there was a reason why the parking could not be moved closer. Mr. Ford replied that there is a gradient problem with the street.

President Burton expressed his reservations about current design. There is an odd disjunction with two story section and the one story section. He suggested design solutions such as making some small sections taller, and replacing three small windows with two larger ones. Vice President Henneberry agreed having staff, architects and the Fire Department address these minor changes.

Board Member Zuppan asked if the cost of making these changes is a concern to the city. President Burton replied that there probably will not be a large cost implication. Mr. Thomas and Mr. Haun agreed.

Mr. Thomas summarized the conditions of approval regarding the change to the architectural design and the landscaping.

Board Member Zuppan moved for approval with two conditions. Vice President Henneberry seconded the motion. The motion carried, 5-0.

Item 7-B. Public hearing to consider approval of a Transportation Demand Management Plan and provide direction on the adjacent Street Sections and Plans for the adaptive reuse and redevelopment of the Del Monte Warehouse located at 1501 Buena Vista Avenue and two vacant areas between the building and Sherman Street.

Mr. Thomas gave a presentation.

Planning Board opened public comment.

Mr. Ron Cassidy, neighbor, stated there is a petition from 200 residents that there is a parking problem.

Mr. Jonathan Platt, neighbor, stated that he likes the concept of the plan, but was worried about traffic and parking. He thought that there isn't enough parking in the street, and felt that the City is more focused on new residents than existing ones.

Mr. Stewart Rickard, neighbor, stated that it was the biggest building project in Alameda. Getting the parking ratio wrong will amplify traffic problems. Unbundling parking is only effective as a deterrent if it is costly. If it is costly, it will cause residents to take up street parking. He believed that the current project has a very low amount of parking for the amount of people with cars.

Ms. Patricia Young, from the Alameda Home Team, was in favor of the transportation plan. She stated that Alamedans are now using different transportation methods such as Uber and Lyft, and six car share programs.

Ms. Alison Green, neighbor, wanted the neighborhood to have a successful input for the Del Monte project, especially issues that relate to parking input.

Ms. Deborah Arbuckle, neighbor, also agreed with previous speakers that there is not enough parking. She feared that parking will be taken up first in the park.

Mr. Lester Cabral owns property on Pacific Avenue; he stated his support for the project.

Ms. Helen Saus expressed support for the project. She was delighted that a developer is going to preserve that building, which is not earthquake safe.

Mr. Doug DeHaan wanted more clarification on the staff report. He noted that the parking ratio referenced for the project is the ratio used for BART parking. He worries that the truck route will not be safe where it is and wanted the project to consider Alameda as a whole. Mr. DeHaan also suggested certain board members recuse themselves to avoid any Brown Act violations.

Ms. Farimah Faiz, City Attorney, stated that there was no Brown Act violation, as suggested by Mr. DeHaan. The Board member that has transportation planning expertise does not have to recuse himself unless there is a financial gain.

Mr. Jay Ingram feared that water taxis are not feasible. He asked why the city has to exceed regional housing requirements at Del Monte.

Planning Board closed public comment.

Board Member Alvarez-Morrone said she appreciates feedback from the community. She had an issue with unbundled parking.

Mr. Thomas replied that the amount of traffic does not change no matter how project is designed. Building the Clement Avenue extension will move some of the traffic from Buena Vista to Clement.

Board Member Zuppan asked if there is a backup plan in the event there are parking impacts.

Board Member Zuppan noted that only \$350 per unit per year pays for transit, which includes two passes per unit for AC Transit and shuttle to BART.

Mr. Thomas described various strategies to address parking with future development.

Board Member Knox White motioned to extend the meeting past 11:00 p.m. if necessary. He also motioned to approve street sections and postpone the TDM discussion until November 10th. Vice President Henneberry seconded motion. Motion carries 5-0.

8. MINUTES:

Draft minutes of August 25, 2014.

Board Member Knox White motioned to approve meeting minutes. Board Member Zuppan seconded the motion. Motion carries 5-0.

9. STAFF COMMUNICATIONS: None

10. WRITTEN COMMUNICATIONS: None

11. BOARD COMMUNICATIONS:

Board Member Zuppan asked Mr. Thomas to look at crosswalk from Del Monte to Littlejohn Park that was mentioned in one of the public speaker's comments.

12. ORAL COMMUNICATIONS: None

13. ADJOURNMENT: President Burton adjourned the meeting at 10:50 p.m.