

APPROVED MEETING MINUTES

REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, JULY 9, 2012
7: 00 p.m.

1. CONVENE: 7:06 p.m.
2. FLAG SALUTE: Board member Henneberry
3. ROLL CALL: Present: President Zuppan, Board members Ezzy Ashcraft, Henneberry and Knox White

Absent: Vice-President Burton and Board member Köster
4. MINUTES Minutes from the Regular meeting of May 30, 2012
Board member Knox White motioned to approve minutes.
Board member Ezzy Ashcraft seconded motion
Motion carried, 4-0

Minutes from the Regular meeting of May 14, 2012 (Pending)
Minutes from the Regular meeting of June 11, 2012 (Pending)
Minutes from the Regular meeting of June 25, 2012 (Pending)
5. AGENDA CHANGES AND DISCUSSION

None
6. STAFF COMMUNICATIONS

6.A. Future Agendas

Andrew Thomas, Planning Services Manager gave brief presentation.
7. ORAL COMMUNICATIONS

None
8. CONSENT CALENDAR

Board member Ezzy Ashcraft requested that the item 8B be pulled for discussion.

8-A Zoning Administrator and Design Review Recent Actions and Decisions. A report of recent actions on minor variances, minor variances, and design review applications.

Board member Knox White motioned to approve item 8A

Board member Henneberry seconded the motion

Motion carried, 4-0

8-B Harbor Bay Development Agreement Annual Review.

Board member Ezzy Ashcraft generally expressed concern with the deterioration of the Harbor Bay Landing Shopping Center stating it is an under-utilized property. She requested an update from the Association and their plans to make the center more productive.

Board member Knox White asked if the Development Agreement requires that a specific amount of money be set aside within the TIF for various uses. He inquired about the specific funding amount for the BART Shuttle Program and asked if the association is required by the Development Agreement to run the shuttle

Mr. Thomas replied that the Development Agreement establishes the funding source for the TIF and directs that a certain percent of the increase in property taxes go into the TIF can also be used from transportation system management improvements. He stated that the shuttle is funded by the Business Park Association, not the TIF and further research is necessary to confirm the association's requirements.

Board member Ezzy Ashcraft motioned to approve the resolution declaring a statement of compliance under periodic review of development agreement DA 89-1 for the period through April 4, 2012.

Board member Henneberry seconded the motion.

President Zuppan inquired if the motion needs to be amended to include the condition requesting an update. .

Board member Ezzy Ashcraft suggested staff be directed to communicate the request to the association. She stated that she would like the update on the Commercial Center to be included in the annual report and also have the update scheduled for an upcoming agenda.

Motion carried 4-0

9. REGULAR AGENDA ITEMS

9-A 1521 Versailles Avenue – PLN12-0009 – Applicant: Michael Murphy & Jolene Murphy-Yang – An application for a Variance and Design Review to expand an existing single family home.

Andrew Thomas, Planning Services Manager, gave brief presentation.

Board member Ezzy Ashcraft stated that no landscaping plans were included with the application and stated that the Board cannot make findings on items they haven't seen.

Mr. Thomas stated that the findings can be modified.

Michael Hartigan, architect and resident, is concerned that house appears to be a duplex but does not offer the required amenities for multiple units, such as off street parking and private open space.

Gayle Johnson, neighbor, stated that the house has been an eyesore for years and they are happy to see an improvement. He expressed concern regarding the parking issues that will arise if the home is converted into a duplex.

Lois Chase, concurred with the previous speakers' comments stating that traffic and parking are a major concern in the neighborhood.

Richard Rutter, architect and member of the Architectural Preservation Society, stated that two units can be created very easily by blocking off the interior stairway. He stated that the project does not conform to the guides for residential designs provisions for adding stories for that style home.

Christopher Buckley, Alameda Architectural Preservation Society, concurred with neighbors' concerns that building will become a duplex, stated concern with the reduction of the front and rear yard setbacks. He stated that the variance findings cannot be made existing house has existed for many years. He requested that the applicant not replace the existing old growth wood siding with cement fiber siding and stated that new siding should visually match the existing siding. He requested that detailed information regarding the type of vinyl windows as well as the vertical sections showing the proposed windows be provided prior to approval so Board can determine if the windows match the existing windows.

Mike Murphy, applicant, stated that the house is their primary residence, and the proposed designs are to provide on the first floor and comfortable living space for his ill father in-law.

Board member Ezzy Ashcraft asked the applicant if they intend to get rid of the old growth redwood siding and what type of windows will be installed.

He stated that a majority of the wood siding needs to be replaced because of rot and damage but they would like to keep the same style of the design. He stated that the

current windows are vinyl. He stated they intend to replace the window frames with wood, and are open to replacing a few windows, but not all the windows.

Board member Henneberry asked in regards to the Deed restriction, what the consequences are if someone purchases the house and tries to change it to a duplex.

Mr. Thomas answered that Deed restriction, which are common for similar remodels, will legally restrict current and future owners from legally converting the house to multi-family.

Board member Knox White asked why the need to install two furnaces.

Mr. Murphy replied that two furnaces allow different rooms in the house to be heated separately; he stated if there is a single unit that will heat the house accordingly then they will only install one. He concluded stating he has no concerns with a Deed restriction.

Board member Ezzy Ashcraft stated during discussion that she is in agreement with the conditions of approval and that the deed restrictions provide sufficient safeguards, and she would approve the variance and the design review. She reiterated that the wood siding should match the style of the home and the windows should follow AAPS guidelines. She clarified with Mr. Thomas that two parking spaces are required, which are fulfilled by the driveway, and stated she has no concerns with the deck or multiple entrances. She concluded stating that the phrase regarding the landscaping needs to be redacted from the findings and stated the landscaping plans will need to be provided when applying for the building permit.

Board member Henneberry concurred with Board member Ezzy Ashcraft regarding the deed restrictions and said the plans are within keeping of the architecture of the overall house. He stated he will vote in favor of the proposal.

Board member Knox White suggested that an additional restriction prohibiting the installation of gas lines and high voltage 220 lines to the wet bar be added, to further safeguard against duplex conversion.

President Zuppan stated she would like to see wood siding, and would prefer that recycled siding be used if possible. She stated that the windows and the landscaping should be appropriate and is comfortable allowing staff to determine that. She stated she can make the findings with the amendments as noted.

Board member Ezzy Ashcraft motioned to approve the variance and design review with amended conditions prohibiting installation of gas and high voltage 220 lines to the wet bar and amended finding regarding landscaping.

Board member Henneberry seconded the motion.

Motion carried 4-0

9-B 707 Haight Avenue – PLN12-0080 – Applicant: Wahid Kohgadai – An application for a Variance and Design Review to expand an existing non-residential structure for religious services.

Andrew Thomas Planning Services Manager gave brief presentation

Board member Ezzy Ashcraft clarified with Mr. Thomas that the demolition 30% of the value of the projected work in combination with the age of the building requires approval of both the Planning Board and Historical Advisory Board.

Richard Rutter, commented that the site plan is incomplete and fails to show location of curbs, gutters, and front sidewalks, nor does it indicate if additional improvements around the lot will be made. He stated that the second floor looks large enough to require a second exit, and if required where will the second exit be placed. He stated that there is no handicap accessibility and asked where it will go. He stated the plans are inadequate and information not provided in the plans could drastically alter the overall project.

Christopher Buckley, Alameda Architectural Preservation Society, stated that the second floor addition far exceeds minimum requirements and will be taller than surrounding structures. He suggested that the building height be reduced. Expressed concern with the front exterior stairway, stating there are design inconsistencies in addition to the stairs not being integrated into the structure, which does not match the surrounding structures. He suggested that the stairs be enclosed and the first flight of stairs front the street and the second flight be against the wall. He commented on the handrails and the placement of the front porch. He suggested that they reuse the attic window including the bracketed lintel, and the scalloped bargeboards and brackets be integrated into the new design and that material consistent with original building, like old growth wood siding, and wood-like windows be used.

Jim Jaouin, applicant, stated that they have had issues with construction on the site and time is of the essence in increasing space since Ramadan is approaching. He stated that the temporary deck with roof built in the back was approved by staff and that once the second floor is completed the non-permitted deck can be removed.

Board member Ezzy Ashcraft clarified with the applicant that the Carona Engineers, located in Oakland, have disappeared and are unable to be reached.

Tony Daysog, neighbor, indicated concern with the property value, but said that he is confident that whatever is done is mutually compatible with everybody. He stated that he is concerned with the suggestion by Mr. Buckley to extend the second floor landing eastward because it will meet up with his landing which is where his front door is located.

Board member Ezzy Ashcraft clarified with Mr. Daysog that the extension of the second floor landing would allow people to congregate in a space right next to his home's front door.

Wahid Kohgadai, applicant, stated that this building is the only single story building in the neighborhood and clarified that the engineers are nowhere to be found. He reiterated the importance of the additional space and that the exterior deck is temporary and will be removed when the addition is completed. He stated that no additional parking is needed because there will not be an increase in the amount of people driving.

Board member Henneberry clarified with staff if the Board is able to move on the item since the architect/designer is not available to direct.

Mr. Thomas stated that the Board can vote on both items, or just the variance, saying it would be difficult to approve design review unless there are a series of directions for staff. He clarified that the applicant will need to find a new architect who can make the required revisions and draft the plans to secure the building permit.

Board member Ezzy Ashcraft expressed concerns with the rear deck and the safety of the structure. She stated she does not see the need for enclosing the stairway as long as the materials used are quality and aesthetically pleasing. She said she is not concerned with the entrance being off centered because the building's location. She said she would like to see landscaping plans. She clarified that since the building is a mosque and the space is "open" the building requirements for a second entrance are different. She stated that since the plans need refining by an architect that her recommendation is to continue the plans.

Board member Knox White expressed concern with the drawings and plans and stated that the design review and the variance should be voted on at the same time. He stated that the building neighbors a plain stucco wall and suggested granting a variance for the stairway to be built on the side of the building instead of the front. He concurred with the comments written in the letter from the Architectural Preservation Society, but said there are a few minor details that he would not require.

Board member Henneberry concurred with the previous comments. He suggested that it would make more sense to contract with a new architect and bring the revised plans back for approval.

President Zuppan expressed concern with the appearance of the stairway stating it detracts from the building. She said she would like it redone or moved to the interior. She stated that working with the architect will address those issues as well as the handicap accessibility, second exit. She encouraged the use of recycled materials for the wood siding where appropriated. She concurred with the board regarding granting of the variance and suggested continuing the item for a future date.

Board member Ezzy Ashcraft clarified with Mr. Thomas that the handicap accessibility is

one of several issues with the plans that staff will need to review with the Building Department.

President Zuppan clarified with Mr. Thomas that if a second exit is not required with the addition then restrictions on the building's future use and occupancy will be required.

Board member Ezzy Ashcraft moved to continue the variance and design review for the property at 707 Haight Avenue to a future date when all the outstanding issues have been resolved and the input of the board and community members have been incorporated and the review by the Historical Advisory Board has been completed

Board member Knox White seconded the motion

Motion carried 4-0

10. WRITTEN COMMUNICATIONS

NONE

11. BOARD COMMUNICATIONS

NONE

12. ORAL COMMUNICATIONS

NONE

13. ADJOURNMENT

8:48 p.m.

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