

APPROVED MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, APRIL 11, 2016

1. CONVENE

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

2. FLAG SALUTE

Board Member Mitchell led the flag salute.

3. ROLL CALL

Present: President Knox White, Board Members Henneberry, Köster, Mitchell, Sullivan.
Board Member Zuppan arrived at 7:10 pm, during item 7-A. Absent: Board Member Burton.

4. AGENDA CHANGES AND DISCUSSION

None

5. ORAL COMMUNICATIONS

None

6. CONSENT CALENDAR

None

7. REGULAR

AGENDA

ITEMS

7-A 2016-2774

Planning Board Architectural Design Study Session - PLN14-0517 - 712 Lincoln Avenue - Applicant: Simon Kwan for Kevin Lam. Design Review for a new, 7,200-square-foot two-story mixed-use building with 3,300-square-feet of ground floor retail and two residential units above

Staff Member Dong introduced the item. The staff report and attachments can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=2679399&GUID=22708712-BED3-4803-AAC9-E7A9735A27DC&FullText=1>

Simon Kwan, project architect, gave a presentation on the design options for the site.

Board Member Sullivan asked how the parking was allocated for the site.

Staff Member Tai explained that each residential unit would have one space and the retail would have four spaces per 1000 square feet.

President Knox White asked about the light wells on the east side of the building.

Mr. Kwan explained that they break up the facade and allow light on the property line wall.

President Knox White asked how far the parking spaces were from the existing buildings.

Mr. Kwan said it was approximately three feet.

Board Member Köster asked if the one bathroom between two retail spaces would be sufficient.

Mr. Kwan said they could amend the plan depending on the needs of the tenants.

President Knox White opened the public hearing.

Council Member Daysog, speaking as a member of the public and a neighbor of the project, said option A was preferable but the windows on the western side of the building on option B play off the Aria building better. He said he would like to see an additional window on the eastern side of the building for aesthetics.

President Knox White closed the public hearing.

Board Member Köster said option A has a grander feel. He said the attempt at a more traditional look on option B would need much more detail if we went that way. He said the laundry location needs help in order to not have to go through a bedroom to reach the laundry.

Board Member Mitchell said he prefers option A.

Board Member Zuppan said she liked the art deco feel but that it needs to go further in addressing the details. She said she was concerned with the proximity of some of the parking spaces to the front doors of the homes.

Board Member Sullivan said she prefers option A but does not like the design of the windows on the second floor. She said she is concerned that the project have enough parking and not spill any cars onto the streets.

Board Member Henneberry said he prefers option A.

President Knox White said he prefers option A. He said he is concerned with the configuration of the parking and their proximity to the houses. He said short term bike parking needs to be provided on the sidewalk. He said he would be supportive of going with three smaller units on the second floor instead of two larger ones.

No action was taken.

7-B 2016-2775

Proposed Text Amendment to the City of Alameda Zoning Ordinance (AMC Chapter 30) regarding Water Efficient Landscaping. Public hearing to consider proposed text amendments to Article IV. Water: Conservation Landscaping, Sections 30-58 through 30-59 of the Zoning Ordinance, to comply with new State Laws regarding water efficient landscaping. The proposed amendments are categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15305, Minor Alterations to Land Use Limitations.

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

<https://alameda.legistar.com/LegislationDetail.aspx?ID=2679401&GUID=F4C0FC31-FA57-477E-9CCF-BF9D849D90E3&FullText=1>

Board Member Zuppan asked if we were doing anything towards addressing and encouraging grey water systems.

Staff Member Thomas said that new developments have the infrastructure to take advantage of future deliveries of grey water from EBMUD, but nothing on a site level basis.

Board Member Köster asked if we had looked into having EBMUD be responsible for monitoring and enforcing these requirements, which are provided by them as a local service.

Staff Member Sablan said that we have not.

Board Member Sullivan asked what StopWaste.org's expertise and relationship is to this water efficiency issue.

Staff Member Sablan said some of the initial funding came from them.

Staff Member Thomas said that they were involved with the Bay Friendly Landscaping Guidelines.

Board Member Sullivan said this is supposed to be about the efficient use of water and not about waste streams.

President Knox White asked if we would have to update our regulations when the state updates their language or if we can have language that allows us to automatically adopt changes that the state makes to the model ordinance.

Staff Member Sablan said that it would reflect the most recent state ordinance.

There were no public speakers.

Board Member Zuppan said we are missing an opportunity to encourage people to install grey water systems.

Board Member Mitchell said that Marin County just passed a grey water ordinance.

Board Member Zuppan made a motion to approve the staff recommendation while reviewing the diversion language in section F and looking into the board feedback on grey water. Board Member Henneberry seconded the motion. The motion passed 6-0.

Final Resolutions:

https://alamedaca.gov/sites/default/files/document-files/department-files/Planning/2016_planning_board_resos_5-2-16.pdf

7-C 2016-2776

Planning Board Workshop: Architectural and Landscape Design for Alameda Point Site A Blocks 9 and 10.

Staff Member Thomas introduced the item. The staff report and attachments can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=2679401&GUID=F4C0FC31-FA57-477E-9CCF-BF9D849D90E3&FullText=1>

Hans Baldauf, of BCV Architects, gave a presentation on Block 10 reflecting changes made since the previous study session in January.

Board Member Köster asked if there were any changes in topography to the site.

Mr. Baldauf explained that the train tracks would remain at their historical grade and there would be small retaining walls to meet the new street grades.

Board Member Köster asked what types of tenants were envisioned for the site.

Mr. Baldauf explained that they are focused on creating a versatile urban space that supports having people there. He said there could be different types and sizes of spaces that could use the site.

Board Member Zuppan asked if the space was envisioned as a maker space.

Mr. Baldauf said that it is at the forefront of their thinking. He said there would almost surely be some sort of local serving market. He said the spaces themselves will determine the types of users in each.

Board Member Zuppan asked about wind concerns and availability of drinking fountains for people and animals within the site.

Mr. Baldauf said they are hoping that Block 11 will block much of the wind from the site and that they have not had the conversation about water fountains yet.

Board Member Mitchell asked if there would be public restrooms.

Mr. Baldauf said that “under the bleachers” is a natural spot for public restrooms.

Board Member Sullivan asked how long it will take for the retail space to be vibrant.

The applicant said the construction of the neighboring blocks would dictate, but that they would be marketing the space as soon as the package gets approval.

David Delasantos, from MBH Architects, gave a presentation on the design for Block 9.

Board Member Köster asked if the side facing Block 10 had to be adaptable for retail.

Staff Member Thomas said it did not, only the side facing West Atlantic.

President Knox White opened the public comment.

Karen Bey said she likes how Block 10 feels like a destination. She said the colors, signage and window treatments will be very important. She said she loves Building 9. She likes the creative, edgy, modern architecture. She said we should encourage a bike garage be added to the building.

Joyce August, from the Alameda Home Team, said she is in favor of the additional units. She said she worries the single facade will give it a “public housing” feel.

President Knox White closed the public comment.

Board Member Sullivan asked if Block 9 would be rentals or for sale units.

Bruce Dorfman, of Alameda Point Partners, said it was meant to be a rental property.

Board Member Sullivan asked what is being done to prevent liquefaction.

Mr. Dorfman said buildings 9 and 11 would be on piles.

Board Member Sullivan said that although they met the minimum requirements, the number of spaces are not realistic for how people live. She asked about the parking plan and availability for the destination retail.

Staff Member Thomas explained the 1.34 parking to unit ratio in the apartment building and the reason they are unbundled.

Board Member Sullivan asked how many spaces are in the surface lot behind Block 11.

Mr. Dorfman said they would make sure to have that information in the final submittal.

Board Member Mitchell said he is concerned with the wind at the corner of the “wing” building, but that he likes the space overall. He said the south elevation of Block 9 looked like it might have too many different design elements and might need to be simplified.

Board Member Köster said Block 10 is our chance to plan our “Union Square.” He said they need to figure out how to address the square and the streets simultaneously. He said the programming of the space will be most important. He said he wondered if the box cars could be used and moved with new installations periodically. He suggested a meeting/tour at the site where people could get inside the buildings to help see what the spaces are like and could become. On Block 9, he said the design is bold and exciting. He said the elevations are a little too busy and need to focus on a cohesive theme. He said he likes the idea of the entry court. He said it would be nice to see the context of the surrounding approved buildings.

Board Member Henneberry said he is not in favor of the mural. He said Karen Bey’s suggestion of a history walk was a good one. He said we live on San Francisco Bay and that the wind is a fact of life and would not stop the space from being successful if done right. He said he agrees that some of the elevations of Block 9 are a little busy, but maybe it would turn out okay since it is such a large building.

Board Member Zuppan said that seeing the blocks in context with the other approved projects would be helpful. She said she likes the current design of Block 10. She said she is not sure if the children’s play area off in the corner behind the building was the right way to go. She said she is not sure she would like to see the mural wrapping the building. She said she would want to see how we pull off the history walk before going in that direction. She said the elevation of Block 9 felt busy and needs unifying. She said she wondered what the design elements would do for energy demands of the building. She said she liked how the garage entrance was treated.

President Knox White said he liked the mural. He said he liked the informal play areas and wanted to make sure that the middle of Block 10 was a place that people wanted to be. He said he was floored that D Street was pushed through. He said that it would turn the intersection into a place just for cars instead of a continuation of the Waterfront Park. He said he would like to eliminate one of the curb cuts facing the affordable housing. He said he liked that the lobby was on the corner facing Atlantic. He agreed that it might make sense to calm down the design of the south elevation. He said he was very happy to see the retail in Block 9. He suggested that new board members review the TDM plan that was core to the environmental review and was approved by two city councils. He said we are not going back on the parking plan and we need to get beyond the issue.

Board Member Köster said he worried that not having the turnoff might encourage more people to drive all the way to the end rather than turning off early.

Staff Member Thomas explained that staff has been deliberating on the issue as well.

Board Member Zuppan said directing cars down C Street puts them right at the end of the linear park, which creates a different set of conflicts. She asked for and received confirmation that the rental building (Block 9) would be a dog friendly building.

No action was taken.

8. MINUTES

8-A 2016-2770

Draft Meeting Minutes - September 14, 2015

Board Member Köster made a motion to approve the minutes. Board Member Henneberry seconded the motion. The motion passed 5-0-1 (Zuppan was absent from the 9/14/15 meeting).

8-B 2016-2772

Draft Meeting Minutes - December 14, 2015

Board Member Zuppan made a motion to approve the minutes. Board Member Mitchell seconded the motion. The motion passed 4-0-2 (Köster and Henneberry were absent from the 12/14/15 meeting).

9. STAFF COMMUNICATIONS

9-A 2016-2777

Zoning Administrator and Design Review Recent Actions and Decisions

Staff Member Thomas said they approved ten design reviews and that there has not been any late opposition.

9-B 2016-2778

Future Public Meetings and Upcoming Community Development
Department Projects

Staff Member Thomas gave a preview of items coming to the board in future meetings. He said the Mayor called 1435 Webster for review.

President Knox White asked for an update on the Bay St. item he called for review at the previous meeting.

Staff Member Garcia said that the item was not actually approved and had gone back to the architect for redesign.

10. WRITTEN COMMUNICATIONS

None

11. BOARD COMMUNICATIONS

11-A 2016-2779

Report from the Boatworks - Ad-Hoc Sub-Committee

Did not meet

12. ORAL COMMUNICATIONS

None

13. ADJOURNMENT

President Knox White adjourned the meeting at 10:24pm.