

APPROVED MEETING MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, NOVEMBER 24, 2014

1. CONVENE: 7:01 P.M.

2. FLAG SALUTE: Board member Knox White led the flag salute.

3. ROLL CALL:

President Henneberry, Vice President Alvarez, Board Members Burton, Knox White & Tang

Absent: Board Members Köster & Zuppan

4. AGENDA CHANGES AND DISCUSSION:

Staff is requesting a continuance for Item 7.B. The Board approved the continuance.

5. ORAL COMMUNICATIONS: None

6. CONSENT CALENDAR: None

7. REGULAR AGENDA ITEMS:

7.A. 2014-1085

Final Development Plan and Major Design Review, PLN14-0524, for a 55,288 Square Foot Building Located on a 2.82 Acre Site at 2321 North Loop Road in the Harbor Bay Business Park. The Proposed Project is Categorically Exempt Pursuant to CEQA Guidelines 155332 In-Fill Development Projects.

Mr. Andrew Thomas, City Planner, introduced Ms. Deborah Diamond on behalf of VF Outdoors, who gave the presentation.

Board Member Tang Entered Council Chambers

Mr. Joe Ernst, with SRM Ernst, also gave a presentation.

Board Member Burton asked the applicant about rooftop solar applications on their existing campus.

Mr. Ernst announced that between 40 and 45% of campus's energy would be offset by rooftop solar.

Public Speakers: None

Board Member Tang asked about the drought-resistant plants on the medians being used in the past, and asked about future drought-resistant plants. He also wanted to know if people

would need additional support for users of the ferry. Mr. Ernst replied that all future landscaping will be drought-tolerant, and said that two crosswalks had been added to accommodate people coming from the ferry, and existing shuttles would be used to bring workers to the site.

Board Member Tang liked the plans presented, and especially the color of the building.

Board Member Burton said the building was attractive and a positive addition to the VF campus. He asked if the wooden deck could be continued all the way to the ground. He also noted about feedback from BikeWalk Alameda, and asked that bike parking be located in front of the front entrance.

Board Member Knox White asked about some of the doors on the building plans, on North Loop Rd.

Mr. Ernst indicated that the door was a required emergency exit. He asked Mr. Thomas about clarification about bicycle parking in the Draft Resolution.

Vice President Alvarez appreciated that VF Outdoors is expanding their presence in Alameda.

President Henneberry agrees with everyone's remarks.

Board Member Burton motioned to approve with modification to the condition of approval for bicycle parking recommended by Board Member Knox-White. Board Member Knox White seconded the motion. The motion carried, 5-0.

7.B. 2014-1091

PLN14-0305-2350 Harbor Bay Parkway – Applicant: Mina Patel. The applicant requests approval of Final Development Plan and Design Review to allow the construction of 105-room, five story hotel. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 155332 In-Fill Development Projects.

The Board motioned to continue this item at the Staff's request

7.C. 2014-1094

Parcel Map 10263- 2531/2533 Clement Avenue—PLN14-0363—Applicant: Clement Avenue Property, LLC. A proposed parcel map application to subdivide a 6,749 square foot property into two parcels, located approximately 153 feet southwest of the intersection of Clement Avenue and Broadway. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 155332 In-Fill Development Projects. **Staff requests a continuance to the Planning Board Meeting of December 8, 2014. Board approved continuance.**

8. MINUTES:

Approved Meeting Minutes
November 24, 2014

8.A. 2014-1092

Vice President Alvarez motioned to approve the draft minutes of October 27, 2014. Board Member Knox White seconded the motion. The motion carried 5-0.

9. STAFF COMMUNICATIONS

9.A. 2014-1086

Zoning Administrator and Design Review Recent Actions and Decisions.

10. WRITTEN COMMUNICATIONS: None

11. BOARD COMMUNICATIONS: None

12. ORAL COMMUNICATIONS: Mr. Thomas told the board of the Annual Planning Board Dinner on December 1st. The final Planning Board meeting of the year would be on December 8th.

13. ADJOURNMENT: President Henneberry adjourned the meeting at 7:37 p.m.