

**APPROVED MEETING MINUTES**  
**REGULAR MEETING OF THE**  
**CITY OF ALAMEDA PLANNING BOARD**  
**MONDAY, AUGUST 25, 2014**

1. CONVENE: 7:02 p.m.
2. FLAG SALUTE: President Burton
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: Motion by Knox White requested 9.C. be heard during regular agenda items. Seconded by Zuppan  
All in favor. 5-0

5. ORAL COMMUNICATIONS: None

6. CONSENT CALENDAR:

**6.A.** PLN14-0380 - Marina Village Business Park - Applicant: GNU Group for Brookfield Property Group: Amendment to the Marina Village Master Sign Program to add four new monument signs at two entrances to the Marina Village Business Park. The Environmental Determination for this project is a Class 11 categorical exemption pursuant to CEQA Guidelines Section 15311 - Accessory Structures

Board member Knox White approved consent calendar.  
Board member Zuppan seconded.  
Motioned carried. 5-0

7. REGULAR AGENDA ITEMS:

**9.C.** Update on the Status of the Del Monte Project

Mr. Andrew Thomas, City Planner, reported that the project has been moving forward with transportation planning, parking planning and sustainability details. He reported on the timeline for the project stating it should be ready for the September 22, 2014 Planning Board meeting, and to City Council in November or December. He also mentioned that the documents will be on the website Sept. 11, 2014.

Public comment:

Mr. Stuart Rickard, resident, commented on the tree canopy along Buena Vista will be good. The thought of unbundling the parking should be better addressed. He did a basic parking study for Del Monte and reported a lack of parking for about 63 cars, and this doesn't count retail spaces. He commented on the west end of the site that will be 100 of the units. He commented on the Master Plan not having clear details as what is required for adding space to the project.

**7.A.** Design Review Application - PLN14-0153, 2905 Madison Street. Construction of a new 2,927 sq. ft. two-story, single family house that is approx. 30' in height. The house includes 4 bedrooms, 3 baths, and an attached two-car garage on the front elevation. The exterior features a stucco facade and porch on the front elevation. A patio and deck are also proposed on the rear elevation. The project is located on a vacant lot within an R-1 zoning district.

Mr. Allen Tai, Senior City Planner, provided a brief review on the project.  
Ms. Angelica Aquino, staff, provided an overview and presentation.

Vice President Henneberry asked about the average square footage of the split level homes in the neighborhood.

Ms. Aquino stated she thought it was about 1,600 square feet.

President Burton reported the average square footage of the area was 1,126.

Board member Zuppan asked about the 6' set-back allowance.

Ms. Aquino stated the setback is 5'.

President Burton asked about the 2.5' window recess.

Ms. Aquino stated that it is in the design guidelines.

Mr. Clifford Mapes, owner, stated hearing the neighbor comments made the previous two changes requested, upon the third request for changes he asked this Board hear the plans. He asked for neighbors to sign a petition to approve his building, and he submitted that to the Planning Board. He reported more changes are workable, but he wanted the Board to weigh in regarding the roof, porch, and garage. He stated that a single car garage is a thing of the past. He feels he is within the guidelines and asked for them to approve his project.

Mr. John Campbell, Architect, has worked with staff and the project has evolved. Tandem parking and lowering square footage will be too significant to change the plans again. He is limited with staff recommendations.

Public comment:

Mr. Jerome Harrison, neighbor, stated that he has lived in the area for 25 years and the proposed house will be grotesquely large in comparison to the neighborhood. He also stated that the signatures obtained on the petition were not from the immediate neighbors.

Mr. Paul Liu, neighbor, stated that he lives adjacent to the property and objects to the project and the size mainly. He stated his home is 1,200 square feet and is one of the larger homes currently in the area. He feels there will be privacy and sun shading issues that will impact his home. He stated that the project seems out of character for the

neighborhood. He supports the staff report and appreciates the due diligence for the process.

Ms. Lisa Prior, neighbor, lives behind the property and stated that the height of this project will be about 12 feet taller than her home and she feels that there will be privacy and shadowing issues by the mass of the house. She stated that the house isn't in keeping with the rest of the neighborhood.

Close public comment

Board member Alvarez-Morrone asked about the residential design guide, and how does this project fit in with the guidelines.

Mr. Andrew Thomas, City Planner, reported that project is within the guidelines, but the design manual doesn't deal with mass detail because it varies between neighborhoods. Reducing the scale of the second floor is the recommendation, and adding the porch, changing the roof will help. He stated there are two thresholds for approval, design and zoning, design is subjective.

Board member Alvarez-Morrone stated being conflicted because of the guidelines. She empathized with the neighbors losing privacy and sunlight.

Board member Zuppan reported understanding both sides of the debate. She stated they have made detail changes in the past such as level to other houses on the back of the property. She would like to see a 'shade' study. Perhaps line up the project with the fronts of the neighbors houses. Neighbors have valid concerns with privacy.

Board member Knox White supports staff recommendations. He doesn't think this is the right house for this neighborhood and it should be more compatible with the size of homes in the area. He also feels the 16 foot curb cut is excessive.

Vice President Henneberry stated this is a four bedroom house being built in a 2 bedroom neighborhood. He reported on a similar house in his neighborhood sticking out like a sore thumb. He would like to see a house that fits into the neighborhood.

President Burton stated the staff recommendations are good, but need to go a bit farther and feels that this isn't the right house for the neighborhood. He feels that there are better ways to design the house. The 2 door garage is out of place for this property. He is fine with 2 stories, but the 2nd story needs to be reduced.

Mr. Thomas reported continuing to work with the applicant and neighbors on recommendations to improve the design.

**7.B.** PLN14-0302 - 1700 Harbor Bay Parkway - Applicant: Balaji Alameda, LLC. The applicant requests approval of a Parcel Map to allow the subdivision of an existing 3.56-acre parcel to create a new 0.93-acre parcel, and approval of a Final Development Plan and Design Review to allow the construction of a 72-room, four-story hotel on the

new parcel. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 -Infill Development Projects

Mr. Allen Tai, Senior Planner, provided a brief overview of the project.

Mr. Jeff Mac Adam, Architect, Architectural Dimensions, provided a presentation.

Board member Knox White asked about the subdivision parking.

Mr. Tai stated under the reciprocal agreement map there is parking behind the hotel.

Mr. Mac Adam stated currently there are 14 spaces.

Vice President Henneberry asked if it is discovered later that the parking is insufficient does that preclude the project from moving forward. Also does the reciprocal agreement plan meet the standard.

Mr. Tai stated a transportation/parking demand study was done and it was determined that 60% of the cars parking at the site currently are visiting other sites in the business park and most of the hotel patrons fly into Oakland Airport and are picked up by the complimentary hotel shuttle.

Vice President Henneberry asked if this property was owned by the same people out there now, and what was there attendance and parking like.

Mr. Dhruv Patel, Owner of both properties stated that the current hotel has 103 rooms and 400 parking spaces are available. The majority of use is the neighboring business district and they tend to shuttle over or use rental cars.

Board member Zuppan wanted to confirm that both hotels have parking, shuttle service and bicycle service available to them.

Mr. Thomas confirmed.

Public Comment:

Mr. Ty Hudson, UniteHere Local 2850, referenced a letter sent to the Planning Board. The union group stated they have concerns and asked for the Planning Board to postpone the decision. They are concerned with parking and California Environmental Quality Act (CEQA) issues. He stated there would be a deficit of over 100 parking spaces if both hotels were sold out not to mention the restaurant. His other concern is the infill in tandem with parking and zoning regulations. He also stated there are three species that inhabit the grassy field which need to be studied.

Mr. Mac Adam stated the extended stay has microwave and refrigerator. Staff did a lot of time doing the parking study. The lot is a mowed lawn, not a grassy field.

Board member Knox White asked staff to move the bike parking. He is fine with the parking plan and feels the staff report is very clear.

Board member Alvarez-Morrone agreed with Knox White.

Board member Zuppan asked if reciprocal parking can be pulled by the other site.

Mr. Tai explained specific details of revocable and non-revocable reciprocal parking agreements and there doesn't seem to be a conflict with the current use. The agreement with both hotels cannot go away, there is no end date to the agreement, and both parties have to agree to any changes.

Vice President Henneberry commented that the reciprocal agreements are fine when parties are getting along, but not so much when they aren't. He asked for a clear explanation of what can happen if either party asks for a change in the agreement specifically the words 'sole discretion'. Is there a clause in the agreement that would allow the office building owners to cancel the parking agreement.

Mr. Tai stated there are a couple of clauses for instance the hours of use, and that the other owners are not using those spaces during those hours, and that there is an overage of spaces, referencing the Kittelson letter, also there are conditions recorded with the original land.

Board member Knox White asked if the Planning Board can set a condition of approval for parking.

Mr. Thomas stated yes, and staff can report back on a clarification on the consultants letter. Regarding the CEQA comments, there are no violations here as there has been a in-depth analysis completed, and there is no variance in the zoning.

President Burton agreed that an irrevocable agreement might be a better way. He also stated that the design looks good.

Board member Zuppan asked if the parking requirements have been changed.

Mr. Thomas stated they have been changed for hotels, but not city-wide.

Board member Knox White motioned to approve the designs with the condition of changing the parking requirement to .82, receiving an irrevocable parking agreement, and amend to include restriping of the parking spaces.

Board member Zuppan seconded.

Motioned carried. 4-1 (Henneberry opposed)

**7.C.** City of Alameda Zoning Amendment Regarding Commercial Recreational Uses and other miscellaneous amendments. The Planning Board will hold a public hearing

to consider a number of potential zoning amendments regarding commercial recreational uses, arcades, ground floor office uses, and the definition of residential use. The proposed amendments are categorically exempt from further environmental review pursuant to State CEQA Guidelines 15305 Minor Alterations to Land Use Limitation.

Mr. Andrew Thomas gave an overview of the proposed changes.

Board member Zuppan asked about the definition of 'family' and is there a protection for the number of people in a home.

Mr. Thomas stated there is a limitation on number of occupancy, but if people are unrelated there is not a way to gauge.

Board member Knox White expressed concern on how we are trying to do this and satisfy the State.

Mr. Thomas stated he will contact the State for clarification.

Public Comment:

Mr. Robb Ratto, Executive Director – Park Street Business Association (PSBA), he stated the days of pinball machines corrupting the public are over and well behind us. He supports the proposals regarding commercial recreation space and offices in the ground floor space.

Mr. Michael McDonough, Chamber of Commerce, asked for the Planning Board to approve the staff recommendations.

Mr. Stuart Rickard, resident, stated he is in support of the staff recommendations.

Board member Knox White asked for a better definition of 'family'.

Board member Zuppan would like for office space to be more precise on the ordinance, and has reservations regarding the language.

Mr. Thomas clarified board member Zuppan's comment as by-right for retail.

President Burton commented positively on more office space being available. He is supportive of all the measures and agreed with Knox White on 'family' issue.

Board member Knox White motioned to approve with a definition of 'family' and editing a typo.

Board member Alvarez-Moronni seconded.

Motioned carried. 5-0

**7.D.** Board Elections - Tabled pending a full Board.

8. MINUTES:

**8.A.** Draft minutes of June 9, 2014

Board member Zuppan motioned to approve the minutes with edits.  
Vice President Henneberry seconded.  
Motioned carried. 5-0

**8.B.** Draft minutes of June 28, 2014

Board member Alvarez-Morrone motioned to approve the minutes with edits.  
Vice President Henneberry seconded.  
Motioned carried. 4-1 (Knox White abstained)

**9. STAFF COMMUNICATIONS:**

**9.A.** Future Agendas - Mr. Thomas reported on upcoming agenda items.

**9.B.** Staff Communications - Zoning Administrator and Design Review Recent Actions and Decisions - Mr. Thomas stated the public counter has been very busy, and he provided a list of projects.

**10. WRITTEN COMMUNICATIONS:** None

**11. BOARD COMMUNICATIONS:**

**11.A.** Report from Alameda Point Town Center Ad-Hoc Sub-Committee:  
President Burton requested this item be removed from agenda as the work of the sub-committee is completed.

**12. ORAL COMMUNICATIONS:** None

**13. ADJOURNMENT:** 9:57 p.m.