

APPROVED MEETING MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, NOVEMBER 10, 2014

1. CONVENE: 7:00 PM
2. FLAG SALUTE: Board Member Tang led the flag salute.
3. ROLL CALL: Present: President Burton, Vice President Henneberry, Board Members Alvarez-Morrone, Knox White, Köster, Tang, Zuppan.
4. AGENDA CHANGES AND DISCUSSION: None
5. ORAL COMMUNICATIONS: None
6. CONSENT CALENDAR: None
7. REGULAR AGENDA ITEMS:

7.A. 2014-1037 Public hearing to consider approval of a Transportation Demand Management Plan 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. The properties are zoned MX (Mixed Use) and MF (Multifamily Residential). A Subsequent Mitigated Negative Declaration has been prepared for the project pursuant to the California Environmental Quality Act.

Mr. Andrew Thomas, City Planner, gave a presentation.

The Planning Board discussed members asked staff questions about parking options for residents of the Del Monte.

The Planning Board opened the public hearing.

Mr. Nate Martin, neighbor, was glad to see that there is some progress. He wanted to know how people would get to and from the ferry, and where electric vehicles will be able to charge.

Ms. Alison Greene, with PLAN! Alameda, thinks it's too big and wants smaller, more detailed units. The neighborhood only wants a parking permit plan as a last resort.

Ms. Debra Arbuckle, neighbor, wondered where would visitors park their cars. She thought that the project itself is too big.

Mr. Jay Ingram, neighbor, agreed that the project is too big. He noted that Alameda Point build-out is supposed to be about 1400 homes. He wanted more review of the project.

The Planning Board closed the public hearing.

Vice President Henneberry noted that both community groups and the developers agree on Hybrid Option A. He would like to see how the board feels about it.

Board Member Alvarez-Morrone stated that she was not a proponent of unbundled parking, and likes Hybrid Option A.

Mr. Thomas replied that the City is working with AC Transit to get access to the ferry terminals. The ferry, buses, and BART ridership are growing. He further stated that the Clement Street expansion has been in the general plan since 2008. All projects in the area are required to expand Clement. The extension of Clement will re-route car traffic, but not reduce it.

Board Member Knox White stated that he understands that the developer wants to sell the spaces easier, but PB needs to address citizen's concerns. He wants to only lease spaces, with the price based on minimum and maximum occupancy rates.

Board Member Zuppan arrived to the meeting.

Board Member Tang had concerns with HOA and third party working together. They will undoubtedly have different agendas and concerns. He addressed public concerns about the size of the project, and wondered if reducing the size would still be affordable for the buyer.

Board Member Köster said that he talked with Mr. O'Hara. He concluded that getting a parking space should be simpler for the buyer. If a resident needs a parking space, he or she should have it. He furthermore believed that the plans should be moved around as necessary. *Clarify this!*

Board Member Zuppan said she was torn about these parking plans. Many of the residences will want to have a car, even if transit is used. The current plan suggests that initially, the development will not be well-served by transit, and only then at commute times.

Board Member Alvarez-Morrone stated that, long term, there could be some unintended consequences with parking. Hybrid Option A is the best way.

Vice President Henneberry said he agreed with Board Member Alvarez-Morrone. He believes that receiving a bundled space and leasing it back is an escape hatch for both developer and resident.

President Burton said he attended a transit meeting sponsored by AC Transit at City Hall last week. He said that AC Transit is looking at a route that serves the northern waterfront,

and are actively planning for that. He wants to have a transit-oriented project as much as possible, but an all-lease option will have a best chance to reduce car ownership and use.

Board Member Alvarez-Morrone asked the dais who owns cars. Everyone had at least one. She stated that the Board needed to be realistic about car ownership.

Mr. Thomas stated that the Del Monte is a mixed-use project. 30,000 square feet will be of commercial space, and they will have parking. Moreover, everyone can have at least one car. The question is how many people will need two or three spaces.

Board Member Knox White stated he will support the will of the Board, but thinks that there are better options. Staff has presented one compromise, Hybrid Option B.

Board Member Köster asked if the Board needed to pick Hybrid Options A, B, C, or D.

President Burton replied that the plan is going to Council, and that the Board is advising them.

Board Member Alvarez-Morrone motioned to approve the TDM and the developer's plan of having at least one parking space per unit (option Hybrid A), with a 90% occupancy minimum for pricing, and have three parking studies: one as a baseline, one at initial occupancy, and one two years after full buildout. Vice President Henneberry seconded the motion.

Board Member Zuppan asked Mr. Thomas if this parking will supply buildings B and C.

Mr. Thomas replied no.

Board Member Knox White said he assumes that Board Member Alvarez-Morrone is supporting Hybrid Option A. Board Member Alvarez-Morrone responded in the affirmative.

President Burton suggested that the parking study and the parking sign fund be expanded to one year after full buildout. The first study will be conducted in 2015 as a baseline, the second a year or two after it's finished, and perhaps a third when the building is half-full.

Board Member Zuppan wanted to add some kind of lease timetable so that the lease rates are not fluctuating monthly. Board Member Knox White proposed semi-annual rates.

Board Member Alvarez-Morrone motioned to approve the TDM and the developer's plan of having at least one parking space per unit (option Hybrid A), with goal of a minimum occupancy of 90%, and three parking studies: one as a baseline, one at initial occupancy, and one two years after full buildout. A sign fund will be established, and if the money is not used by completion of housing on site B, or two years after buildout of Del Monte, it will go to transit funds. The pricing of the parking would be reviewed on a semi-annual basis. Vice President Henneberry seconded. The motion carried 7-0.

Vice President Henneberry and Board Members Alvarez-Morrone and Tang supported Hybrid Option A. Board Member Zuppan wanted a plan that had some level of included parking,

President Burton would have preferred a fully-leased parking plan.

Board Member Knox White agreed with President Burton.

Board Member Köster preferred Hybrid Option C.

7.B. 2014-0570 980 Fernside Blvd- Design Review-Applicant: Verizon Wireless. A public hearing to consider Design Review to construct a 50' telecommunications pole and wireless antenna array on a portion of the Aeolian Yacht Club property. The project site is located within the R-1 PD Zoning District. The Project has been determined to be Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 – New Construction of Small Structures.

Mr. Allen Tai gave the presentation.

The Planning Board opened the public hearing.

Ms. Jennifer Kidd, neighbor, said she read the application report, and saw that environmental review was waived. She wanted to get a copy of the exposed limit, and wants to make sure that it is not a problem.

Planning Board closed floor for public speakers.

Board Member Alvarez-Morrone requested a response to the speaker's concerns.

Mr. Brendan Leonard, representing Verizon, stated that regardless of what the FCC says, when the facility is in compliance, there are many things that happen. The channels are the same for AM/FM radio and UHF television. Human exposure is heavily regulated. If the carriers were not in compliance, they would lose their license. He addressed Board Member Alvarez-Morrone's questions about co-locating antennas and stated that Alameda is very well-covered with service. He also requested a minor amendment regarding mutual consent for joint use of the pole.

Board Member Tang asked if the pole could be relocated to Mt. Trashmore.

Mr. Leonard stated that Verizon is trying to close the gap of lack of service south of Liberty Avenue.

Board Member Zuppan wondered if the placement of the antennas would affect things on the water.

Mr. Leonard replied that the directions that the antennas are being pointed mostly away from the water.

Board Member Knox White asked if the Board were to approve the project could it be appealed to the City Council. Mr. Thomas responded in the affirmative. Board Member Knox White asked staff to give the speaker the information she wants. Board Member Zuppan said she wants the pole to be hidden.

Vice President Henneberry agreed, calling an attractive cell phone tower an oxymoron.

Board Member Köster thanked the applicant for the thoroughness of the report.

Board Member Knox White motioned to approve the staff recommendation, with the proposed amendment about mutual consent. Board Member Alvarez-Morrone seconds. The motion carried 7-0.

7.C. 2014-1033 Design Review Application – PLN14-0373- 633 Waterview Isle. The applicant requests Design Review Approval for a net 1,787 square foot second-story addition to an existing 1,633 square foot single-family residence. The project is located +within a Ranch Style neighborhood in the R-1-Y-F-5 (One-Family Residential-Special Yard Combining District) zoning district.

Staff Member Mr. Henry Dong gave the presentation.

Mr. Raul Diaz with Bay Valley Contractors, said his company has built over 1000 additions. They worked with staff to get other projects built.

Mr. Ron Gomes, also with Bay Valley Contractors, said that his client wants to enlarge existing home, and does not want to move, either within Alameda or outside of Alameda. His client is willing to change window, siding, and trim designs to be in compliance, but proposes that building stay as is.

The Planning Board opened the public hearing.

The Planning Board closed the public hearing.

Board Comments:

Vice President Henneberry noted that the plans double the size of the house. He wanted to know the average square footage of the other houses in the area.

Mr. Dong replied that the average home was less than 2000 square feet.

Board Member Knox White wanted to know what is next to the second story addition, and is unsure how that would work.

Mr. Robert Brockman, owner of the property, said that the house on the left has put a third car garage, and has no windows in the front of the property on the first floor.

President Burton said he appreciates how people want to improve their homes, but need to be sensitive to the design elements of our city. He believed that the current design is massive and not sensitive to massing and proportion with regards of other houses in the area.

Mr. Thomas said that the city attorney has concluded that project is over 3200 square feet. A third parking space is required at 3000 square feet.

Board Member Alvarez-Morrone noted that when this situation is presented to the Board it's usually because the neighbors are opposed. In this case, there are no neighbors.

Mr. Thomas warned that if the building permit is granted, the City will be hearing from the neighbors. Staff usually hears from them after the fact.

Board Member Zuppan asked Mr. Thomas if there is too much garage parking, the code requires that there be more parking installed outside the house.

Mr. Thomas replied that city code dictates if the total envelope of a house is over 3000 square. feet, there is another parking space required.

Board Member Zuppan said she thinks that the third parking space is unnecessary. Theoretically, they are in compliance with everything else. They have the right to expand their house within the legal limits. She said she thinks that the solution is to meet the design requirements, which are not being met currently.

Mr. Thomas agreed, saying that the Board should send the contractors back to find a solution.

Board Member Knox White agreed with Board Member Zuppan. He made a motion to continue the item for staff and applicant to work together to a solution. There are places to narrow and setback the property. It's no longer looking like a ranch-style. Board Member Alvarez-Morrone seconds. The motion carried 7-0.

8. BOARD ELECTIONS:

Board Member Alvarez-Morrone Nominates Vice President Henneberry for President.

Board Member Köster names President Burton for President. President Burton says he is not interested for the post.

Board Member Zuppan nominates Board Member Knox White for Vice-President. He says he is respectfully not interested.

Vice President Henneberry is named President, by a vote of 5-2.

Board Member Zuppan nominates Board Member Köster for Vice President, he declines.

Vice President Henneberry nominates Board Member Alvarez-Morrone for Vice President. She accepts.

Board Member Alvarez-Morrone is named Vice President, by a vote of 7-0.

Board Member Zuppan thanks President Burton for his service as Board President.

9. MINUTES:

8 September 2014:

Board Member Knox White motioned to approve. Vice President Henneberry seconds. The motion carries 5-0 with two abstentions.

10. STAFF COMMUNICATIONS:

Mr. Thomas announced that three items have been approved at Zoning Administration. He also stated that staff approved six design reviews (modifications for existing homes).

11. WRITTEN COMMUNICATIONS: None

12. BOARD COMMUNICATIONS:

Board Member Zuppan asked if resolutions be made to the board and the public after they are finalized. There is no opportunity to approve the resolutions after they are issued. She asked how this is possible to make these things available to the public and the Board.

Mr. Thomas said he will make tweaks to resolutions, must be made within the 10 day period. President Burton asked for them to be emailed to the Board as soon as possible.

Board Member Zuppan asked for a report back of what happened tonight.

13. ORAL COMMUNICATIONS: None

14. ADJOURNMENT: President Burton adjourned the meeting at 10:40 p.m.