

**Minutes of the Regular Planning Board Meeting  
Monday, December 12, 2005**

1. CONVENE: 7:00 p.m.
2. FLAG SALUTE: Mr. Piziali
3. ROLL CALL: President Cunningham, Vice President Cook, Kohlstrand, Lynch, Mariani, McNamara and Piziali.

Also present were Deputy City Attorney Julie Harryman, Supervising Planner Cynthia Eliason, Planner III Allen Tai, Planner II Emily Pudell, Planner Stefanie Hom.

4. MINUTES: Minutes for the meeting of November 14, 2005.

Ms. Eliason advised that the minutes for November 14, 2005, would be considered at the next meeting.

5. AGENDA CHANGES AND DISCUSSION:None.

6. ORAL COMMUNICATION:

Ms. Dorothy Reid wished to provide an update on Target and distributed a summary document to the prime broker. She noted that many similar cities had tried to increase revenues by bringing in retail, with a net result being a net loss in revenue for a variety of reasons. She was concerned about that occurrence in Alameda, and encouraged the Board to consider that was a real possibility.

7. CONSENT CALENDAR:

**7-A. Adoption of 2006 Planning Board Calendar.**

Ms. McNamara inquired whether the November 27, 2006, would be held given its proximity to Thanksgiving.

Mr. Lynch inquired whether a minimum number of meetings were required, and suggested that it be canceled. Ms. Eliason replied that a minimum number of meetings were not required.

M/S McNamara/Kohlstrand and unanimous to adopt Planning Board Resolution No. 05-\_\_ to adopt the 2006 Planning Board Calendar.

AYES – 7; NOES – 0; ABSTAIN - 0

- 7-B. **UP05-0021; Andrew Alatorre and Lloyd Phraner; 1301 Lincoln Avenue (SH).** The applicants request a Use Permit approval to allow the conversion of retail space into office use. Pursuant to AMC Subsection 30-4.8C.(2), a Use Permit is required for office uses

occupying the front 50% of a retail space adjoining a public street. The site is located in the C-1, Neighborhood Business District.

M/S McNamara/Kohlstrand and unanimous to adopt Planning Board Resolution No. 05-\_\_ to approve a Use Permit approval to allow the conversion of retail space into office use. Pursuant to AMC Subsection 30-4.8C.(2), a Use Permit is required for office uses occupying the front 50% of a retail space adjoining a public street.

AYES – 7; NOES – 0; ABSTAIN - 0

7-C. **V05-0010; Maxine Gottesman, 2032/2032 ½ Clinton Avenue (AT).** The applicant requests a Variance, pursuant to AMC Subsection 30-7.8(a)(1), to legalize construction of one unenclosed parking space in the required front yard of a residential duplex, where no on-site parking is currently available. The site is located within a R-4, Neighborhood Residential Zoning District.

M/S McNamara/Kohlstrand and unanimous to adopt Planning Board Resolution No. 05-\_\_ to approve a Variance, pursuant to AMC Subsection 30-7.8(a)(1), to legalize construction of one unenclosed parking space in the required front yard of a residential duplex, where no on-site parking is currently available.

AYES – 7; NOES – 0; ABSTAIN - 0

7-D. **V05-0009/DR05-0096; Mark and Laurie Wagner – 27 Powers Court (EP).** Variance and Major Design Review for a first and second floor residential addition of approximately 450 square feet. The applicant is seeking a Variance from the 20-foot rear yard setback to 3-feet for an expansion along the same plane as the existing building. The property is located within an R-4, Neighborhood Residential Zoning District.

M/S McNamara/Kohlstrand and unanimous to adopt Planning Board Resolution No. 05-\_\_ to approve a Variance and Major Design Review for a first and second floor residential addition of approximately 450 square feet. The applicant is seeking a Variance from the 20-foot rear yard setback to 3-feet for an expansion along the same plane as the existing building.

AYES – 7; NOES – 0; ABSTAIN - 0

8. REGULAR AGENDA ITEMS: None.

9. WRITTEN COMMUNICATION:

Ms. Eliason advised that the project list for the past month had been distributed to the Board members.

10. BOARD COMMUNICATION:

a. Oral Status Report regarding the Northern Waterfront Plan (Vice President Cook).

Vice President Cook advised that there had been no further meetings.

- b. Oral Status Report regarding the Golf Course Committee (Board Member Piziali).

Mr. Piziali advised that there had been no further meetings.

- c. Oral Status Report regarding the Oakland/Chinatown Advisory Committee (Board Member Mariani).

Ms. Mariani advised that November meeting had been canceled, and that the next meeting would be held on Thursday, December 15, 2005.

In response to an inquiry by Ms. Kohlstrand regarding the Broadway/Jackson proposal, Ms. Mariani replied that their Committee was developing a comment to that proposal. She added that Andrew Thomas spearheaded their group and would be able to provide more information.

Vice President Cook noted that there was been considerable discussion about the project south of the existing Jack London Square area, including the big residential towers. She inquired whether the committee was examining the cumulative traffic impacts that would affect the traffic around Chinatown and the tunnels.

Ms. Mariani advised that it had been brought up, and that she would inquire whether a group had been formed to address that issue.

- d. Oral Status Report regarding the Transportation subcommittee (Board Member Kohlstrand).

Ms. Kohlstrand advised that the last meeting was held on Wednesday, December 7, 2005, and that the traffic issue was raised with respect to movement around the Island and into Oakland. She noted that there would be additional meetings. *[[Her mike was off and her comments inaudible]]*

Mr. Piziali noted that this would be his last meeting, and that he would resign from the Planning Board. He believed that after eight-and-a-half years of being on the Board, it was time for him to leave.

Ms. McNamara thanked Mr. Piziali for his valuable guidance and expertise, and added that he would be missed.

Mr. Lynch echoed Ms. McNamara's comments.

Vice President Cook thanked Mr. Piziali for all the work he's done, and the practical advice and experience that he had brought to the Board as a contractor and long-time Alamedan. She respected his ability to deliberate, and to discuss the pros and cons of an issue.

Mr. Piziali noted that he would miss this Board, and knew that there were citizens who appreciate

the Board's work.

President Cunningham noted that Mr. Piziali had three years more experience than he did, and added that he would be missed.

Mr. Lynch wished to comment about the waterfront development, particularly the 3,000 homes that would be going in. He believed the Board should be mindful that development in urban areas would intensify, and that they should be cognizant that is strongly supported at the legislative level and by environmental groups because of the urban infill component. He noted that building higher did protect the surrounding hillsides, and added that the need for housing necessitated more infill housing.

In response to an inquiry by Ms. McNamara whether the City Manager had acknowledged the communication from the Board regarding staffing concerns, Ms. Eliason replied that she had met with some of the individual Planning Board members, and is setting up a schedule for next year for Boards and Commissions to meet with the City Council. She did not know when the Planning Board would be scheduled for a joint meeting, and added that several other Boards had requested meetings as well.

President Cunningham advised that he had met with the City Manager and addressed some of the Board's comments regarding staffing of the Planning and Building Department. He noted that there was activity to fill the position of Planning and Building Director, and some interviews had been held. They also discussed guidelines and booklets, as well as waterside development guidelines, as well as green sustainable ordinances. He noted that the City Manager had to balance the requirements of other Boards within the budget. He encouraged the Board members to write to the City Manager to support the Planning Board's concerns.

Vice President Cook advised that she had a meeting scheduled for that morning with the City Manager, but was unable to attend for family reasons. She echoed President Cunningham's comments, and noted that she was particularly interested in the coordination between the redevelopment and planning branches of the City.

Mr. Lynch noted that he met with the Assistant City Manager as well.

11. STAFF COMMUNICATION: None.

12. ADJOURNMENT: 7:24 p.m.

Respectfully submitted,

Gregory McFann, Interim Secretary  
City Planning Board

These minutes were approved at the January 9, 2006 Planning Board meeting. This meeting was audio and videotaped.