

APPROVED MINUTES  
REGULAR MEETING OF THE  
CITY OF ALAMEDA PLANNING BOARD  
MONDAY, DECEMBER 14, 2015

1. CONVENE

President Knox White called meeting to order at 7pm.

2. FLAG SALUTE

Board Member Mitchell led the flag salute.

3. ROLL CALL

Present: President Knox White, Board Members Burton, Mitchell, Sullivan. Board member Zuppan arrived at 7:02pm, between items 4 and 5. Absent: Vice President Köster, Board Member Henneberry

4. AGENDA CHANGES AND DISCUSSION

Item 9-C was moved to the front of the Regular Agenda.

5. ORAL COMMUNICATIONS

Carlos Carriente spoke against potential development at Alameda Marina. He referenced the maritime and historical importance of the location.

Bill Smith spoke on behalf of Renewed Hope about the zoning changes of the North Housing site and looked forward to working with the City on a satisfactory way to proceed with the site.

6. CONSENT CALENDAR - None

**\*\*\*\*9-C 2015-2380\*\*\*\***

Permit Center Update for 2015

Andrew Thomas, Assistant Community Development Director summarized Planning Department activity for 2015.

Greg McFann, City Building Official, summarized Permit Center activity for 2015, including 4,900 Permits, approximately 63 customers per day at the counter and over 32,000 inspections.

Board Member Zuppan asked for clarification on who is responsible for approving items such as the Alameda Landing Safeway cart restrictions and how to correct them going forward.

Staff Member McFann said there is joint responsibility between the inspectors and the planners. Staff Member Thomas said he would follow up on the issue the next day.

Allen Tai, Planning Services Manager, spoke on behalf of the City's current planners and the activity they carried out in 2015. The City has invested in improving technology and streamlining processes to be more efficient in the future.

Eric Fonstein, Economic Development Manager, described business expansions that occurred in 2015. He noted expansions Penumbra's expansion to 1000 employees and Natel Energy at the Point. Alameda's reputation with existing businesses has helped bring new companies through word of mouth, citing Sila and Heliotrope. The City and College of Alameda are working together on workforce development, including the maritime painting program with Bay Ship and Yacht.

President Knox White acknowledged the staff work, including the legal counsel given to the Planning Board from the City Attorney's office.

## 7. REGULAR AGENDA ITEMS

**7-A 2015-2383** Public hearing to consider clarifying text amendments to Sections 30-5.7(k) through 30-5.7(m) of the Zoning Ordinance related to continuation of existing legal nonconforming building setbacks and building height. The proposed amendments are categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15305, Minor Alterations to Land Use Limitations.

Mr. Tai gave the staff presentation. The staff report and draft ordinance can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=2529287&GUID=5896D8F6-9D60-424E-B80C-4B24D7C1C4E0&FullText=1>

Board Member Zuppan asked about what "significant" means in this instance.

Staff Member Tai explained that discretion must be used and judgment calls made to determine significance in each instance based upon the project specific physical circumstances and conditions.

Board Member Mitchell asked about the striking of the broader language of “adverse effects.”

Staff Members Tai and Thomas clarified that a broad range of issues would be weighed, but wanted to remove misunderstandings about absolutes.

President Knox-White opened the public hearing.

Elizabeth Tuckwell suggested “adverse” be added to significant effects. She suggested “material” replace significant.

Staff Member Thomas added that the board could leave in “adverse effects, such as” without a problem. President Knox White suggested “major” be included in the “adverse effects” clause.

President Knox White suggested “major” to be added to adverse effects so we are not in the same position as before.

Board Member Sullivan moved the item with language to read: “No major adverse effects, such as significant shading or significant view blockage.”

Board Member Mitchell seconded the motion. The motion passed 5-0.

#### **7-B 2015-2384**

A Resolution Recommending City Council Approval of the Alameda Point Adaptive Reuse Tentative Subdivision Map Applications: (1) PLN15-0555 - West Tower Avenue Subdivision at Alameda Point - Applicant: City of Alameda. A proposed Tentative Map Application for a 4-parcel subdivision for conveyance purposes only on 31.8 acres to implement the Alameda Point Master Infrastructure Plan and zoning district; and (2) PLN15-0556 - Hangar Row Subdivision at Alameda Point - Applicant: City of Alameda. A proposed Tentative Map Application for a 6-parcel subdivision for conveyance purposes only on 38.9 acres to implement the Alameda Point Master Infrastructure Plan and zoning district

Jennifer Ott, Chief Operating Officer, Alameda Point gave the staff presentation. The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=2529288&GUID=84B79704-5436-4006-B821-89AF1BA88AF1&FullText=1>

Board Member Mitchell asked about decisions at a future date to move property lines.

Staff Member Ott clarified how the lot line adjustments would work and that it would be a public process.

President Knox White asked about rights to add new structures on the parcels.

Staff Member Ott explained the restrictions on the properties.

President Knox White expressed concern about creating figurative islands with these lot lines, making it difficult to build or expand in between buildings.

Staff Member Thomas said future decisions to move the lot lines could be made.

Board Member Sullivan asked about Rockwall's dome building.

Staff clarified that it was temporary (15 years) and had to be approved by the Department of Fish and Wildlife due largely to ambient light concerns for protected species.

Board Member Zuppan moved approval of the staff recommendation. The motion was seconded by Board Member Mitchell. The motion was approved 5-0.

#### **7-C 2015-2385**

Planning Board Workshop on Alameda Point Site A Design Review for Block Eleven Architectural Design and adjacent Waterfront Street Design

Staff Member Thomas introduced the item and project architect David Israel. Mr. Israel gave a presentation on the building's design. The staff report and attachments can be found at:  
<https://alameda.legistar.com/LegislationDetail.aspx?ID=2529289&GUID=BA0830F3-14FA-4824-8A5E-EAB243DA918C&FullText=1>

Board Member Burton and Board Member Zuppan summarized the sub-committee discussions.

Board Member Burton asked what the LEED certification standards were for projects at Alameda Point.

Mr. Israel expanded on some of the environmental sustainability efforts being used and considered for the project. Staff pointed out that the project would meet LEED Gold standards, or equivalent.

Dean Williams with GLS Landscape Architecture discussed the street trees and how they relate to the naked street and parking.

Board Member Sullivan expressed concern about the supply of parking for each residence.

Staff explained that shared parking was available for all residents of the building and that if a resident wanted to lease more than one space, additional spaces are available for lease.

President Knox White asked about the naked street and the medallions marking car lanes.

Dean Williams explained the logic of the current design relative to the medallions.

President Knox-White opened the public hearing.

Scott Weitze is worried that the building would end up being too boring due to “having to check too many boxes” during the planning process.

Helen Sause likes the building design. She thinks it is a step forward in solving Alameda’s housing supply issues.

Bill Smith likes the building and transit oriented focus. He asked about how the affordable housing would be distributed.

Caprice Carter thinks the building is too large and dense. She is concerned the large building on the waterfront would block views and is worried about how it relates to the rest of Alameda.

Karen Bey loves the building. She says we need this type of housing product, which Alameda currently does not have.

Roger Brady, retired architect, likes the building. He is concerned that there might be too many cars moving through for the shared plaza space. He wondered if there would be sufficient retail to serve the residents, perhaps there should be more.

Elizabeth Tuckwell appreciated how much work went into the proposal, with so much detail. She thinks the two and three bedroom units should be sold as condos with two parking spaces assigned. She is worried about the traffic and that the transit options would not be enough.

Anita Longoria echoed the parking and traffic concerns. She thinks the paternalistic attitude will not work and we need to be flexible because times and transportation needs change.

President Knox White closed the public hearing.

Board Member Mitchell stated that he liked the hangar bay windows/doors. He liked the big sign. He wanted to push the aesthetics further, especially with the choices on the curved end. He thinks the stairwell should be covered due to weather concerns.

Board Member Sullivan worried about the height and proximity to the water, and whether it would block views. She liked the design overall, including the sign.

Board Member Zuppan agreed that the stairway should be protected from the weather. She wants to see if there are ways to provide public access to some of the view spaces on the higher floors.

Board Member Burton encouraged the public to stay involved in the process. He wanted to see how the details of the interior courtyard designs come along given the views into and out of that space. He thinks the sign needs to be better or removed. He provided further feedback on design elements and has some concerns of how elements interacted. He wants to balance the need to protect residents from the elements in the stairwell with the design goals of the building.

President Knox White echoed Board Member Mitchell's questions about the curved end with the squared walls, and wanting to push the design to be as bold as possible. He wanted to know about how the sign would be lighted. He liked the small units being offered. He expressed concerns about the naked street, worrying that it looked too much like a regular street and less like a shared space.

No action was taken by the Planning Board.

Mr. Thomas stated that the item would be back the first meeting in February and the waterfront park across the street from this building will be before the board in January.

## MINUTES

### **8-A 2015-2389**

Draft Meeting Minutes - July 27, 2015

No action, item continued to a future date.

### **8-B 2015-2388**

Draft Meeting Minutes - September 14, 2015

President Knox White noted the length and large amount of copy editing required for these proposed minutes.

Board Member Zuppan is not comfortable with a transcript being used as minutes. She does not think it serves the public.

The item was continued in order to investigate alternative methods of doing the minutes.

## 8. STAFF

## COMMUNICATIONS

### **9-A 2015-2386**

Zoning Administrator and Design Review Recent Actions and Decisions

Staff Member Thomas said an item for a home occupation permit for a woodworking shop has been continued to January.

### **9-B 2015-2387**

Future Public Meetings and Upcoming Community Development  
Department Projects

Staff Member Thomas outlined the schedule for future Planning Board meetings.

**9-C 2015-2380 \*\*\*\*\*moved to beginning of Regular Agenda\*\*\*\*\***

### **9-D 2015-2381**

Planning Board E-Mails

Planning Board members will get City email accounts to allow members not to use their personal accounts for board business.

## 9. WRITTEN COMMUNICATIONS

## 10. BOARD COMMUNICATIONS

Board Member Mitchell brought up the potential Alameda Marina development and public conversations around it.

Mr. Thomas described the ownership/leasing situation with the public and private land at the marina site as well as the mixed use, multi-family zoning overlay. He said there is not a specific requirement for a certain number of housing units and that staff expects a mixed use project with commercial maritime space. It will require an Environmental Impact Report.

Board Member Zuppan said she felt the board should have jurisdiction over the street lighting update project.

President Knox White stated that he had met with Bay West about the potential Alameda Marina site.

**11-A 2015-2378** \*none\*

**11-B 2015-2379** \*none\*

11. ORAL COMMUNICATIONS \*none\*

12. ADJOURNMENT

President Knox White adjourned the meeting at 10:51pm.