

**APPROVED MEETING MINUTES**  
REGULAR MEETING OF THE  
CITY OF ALAMEDA PLANNING BOARD  
MONDAY, JUNE 9, 2014

1. CONVENE: 7:0\_ p.m.
2. FLAG SALUTE: Not recorded
3. ROLL CALL: President Burton, Vice President Henneberry, Board members Alvarez-Morrone, Knox White, Köster, Tang and Zuppan.
4. AGENDA CHANGES AND DISCUSSION: None

5. ORAL COMMUNICATIONS:

Ms. Claudia Charette, spoke on being a member of Harbor Bay Neighbors and supports to oppose moving the Harbor Bay Club.

Ms. Irene Dieter, addressed terminology in staff reports. She stated that the recent Del Monte project hearings were referred to as "workshops". These were not workshops as they didn't interact with the community.

6. CONSENT CALENDAR: None

7. REGULAR AGENDA ITEMS:

**7.A.** Recommendation to Approve the Draft Housing Element (HE) Update for 2015-2023. The Planning Board will hold a public hearing and make a recommendation to the City Council on the draft Housing Element General Plan Amendment.

Mr. Andrew Thomas, City Planner, provided a report and update.

Board member Knox White asked if the Rent Review Advisory Committee (RRAC) was a City body or is it now with the Housing Authority. He asked if RRAC will continue to report annually as they have in the past.

Mr. Thomas stated it is staffed by the Housing Authority, but referrals do go to City Council, and the RRAC will continue to report annually.

President Burton opened public comment.

Mr. John Selbach, read into record, "No rent control."

Ms. Kari Thompson, past President, Chamber of Commerce and current Treasurer, she

read from a letter submitted to the PB and staff to support the HE without a rent stabilization item.

Ms. Lori Moe, asked for an approval of the HE without rent stabilization, she is an owner and landlord and would like to continue working with tenants directly without new regulatory restrictions.

Ms. Anne DeBardeleben, President, Board of Realtors, read from a letter submitted to the PB opposing a rent stabilization directive. She stated being open to talks for further work on a rent stabilization, and recognized the hard work of the RRAC.

Ms. Irene Dieter, asked for a forum on rent stabilization for the community before adding it to the HE. She asked for a hold on the HE until more information is brought forth.

Mr. Jason Buckley, stated rent prices have risen significantly recently and there is no incentive for landlords to not follow cities around who have increased rents. Hard working long time residents are being forced out of Alameda.

Ms. Catherine Johnson, is an 8+ year tenant and has been hit with rent increases often and if this continues she will lose her home based day-care business and her home making it necessary to relocate outside of Alameda. She supports Knox White's comments for a task force.

Mr. Doyle Saylor, retired and been in Alameda 17 years, he commented rents have increased up to 30% around the bay area. Residents on a fixed income, fighting a 30% rent increase with the RRAC can successfully lower that increase to 10% but it is still a hardship. He agreed with Knox White to look into the need in Alameda.

Mr. Bill Smith, Renewed Hope, is pleased to hear there will be an annual report from here out. He commented on the housing development on Alameda Point (AP), and suggested getting a handle on the costs involved with development.

Mr. Jeffry Levin, East Bay Housing Organizations (EBHO), is also pleased to hear an annual report will be forthcoming. He commented on the quantified objectives being a best guess. There is no proposal to the PB for including a rent stabilization program. What is proposed is to conduct a study on rentals and tenants in Alameda, with 52% of population being renters.

Ms. Kelly Harp, Disabilities Commission, spoke on the need for a Universal Design Ordinance, she asked for the language is changed to exclude a specific demographic.

Ms. Laura Thomas, Renewed Hope, thanked staff for the last HE. She spoke on the AP portion and was hoping on stronger language for affordable housing. They are supporting the task force in addressing rising rents.

Ms. Sharon Riley, spoke on supporting the program Knox White proposed. She told her

story of losing work and a landlord raising her rent. She stated there are a lot of single women in Alameda who cannot afford to be here and are afraid of being forced out.

Ms. Lisa Hall, spoke on being a lifelong resident and told her story of losing work and her house, and trying to find a rental. She found an apartment, but rental increases on a fixed income is a hardship.

Ms. Helen Sause, commended the city on the increased number of units to be developed in Alameda. She asked if more can be done to increase the number of affordable units. She urged to be mindful of what the long-term land use will look like.

Ms. Karen Bey, spoke on being a landlord and the struggles of keeping properties in good condition. She commented on the issue being supply and demand for rentals. It's been a very long time without new multi-family units being built in Alameda. Putting the burden on small landlords isn't fair.

Closed public comment.

Board member Alvarez-Morrone is fine with what is proposed.

Board member Zuppan thanked staff for their work. She would like the transportation in Alameda addressed, stating that demand management needs to be proactive for the entire city.

Board member Köster thanked staff for their work and he agrees with Board member Zuppan on the need for parking and transportation issues to be addressed.

Board member Knox White asked about the employee housing program.

Mr. Thomas stated this is a response to a state law.

Board member Knox White supports Ms. Harp's comment. He wants a change to the list of meetings, and acknowledgment that everyone was spoken with.

Mr. Thomas stated there have been a number of meetings and this list is only the boards and commissions. He commented that an annual report will address the overall city housing health.

Vice President Henneberry commended staff for the work done on the past two HE's.

President Burton commented on the Universal Design language and agreed with Ms. Harp's suggestion.

Mr. Thomas reviewed the suggestions from PB.

Vice Henneberry asked staff to explain the role of the board in setting up the proposed

committee.

Staff explained it would be a recommendation to City Council.

Board member Knox White read into the record his proposal in addition to item 2.8. This is a group, task force, to collect, review and recommend.

Board member Alvarez-Morrone thanked the speakers and recognized this as a regional problem. She thanked Knox White for his work, although voiced concern that this is another committee without funding.

Board member Tang agreed the supply and demand is the issue. We need to look at supply before we can deal with rent increases. Many cannot afford to purchase a home in Alameda.

Board member Zuppan thanked the speakers. She is concerned about using the wrong language, and she does not believe this proposal belongs in the HE. She stated there is a need to look at rents and perhaps a task force, but it's a complex issue and feels there are many volunteer groups in the City who would be willing to work on the issue.

Board member Köster asked about processes for proceeding.

Mr. Thomas explained this could be approved as a program for the HE, or sent to City Council as an advisory item.

Board member Köster agreed something definitely needs to be done, and supports sending to City Council.

Vice President Henneberry stated that whether it is in the HE or as an advisory to City Council he is fine with it. He supports either recommendation.

President Burton supported adding this to the HE. The solution to the demand problem is long term, and we should be respectful to tenants. He stated that rent stabilization isn't the end all because there are other solutions, and the task force could be a balanced representation of the community.

Board member Knox White motioned to adopt the HE with the proposed adjustments and to include the proposal for 2.8.B., edit the number of meetings and the quantified objective being a final report.

Vice President Henneberry seconded.

Board member Alvarez-Morrone asked board member Knox White if he is willing to amend the motion to adopt the HE with the proposed adjustments and to submit his recommendation as an advisory item to City Council.

Board member Knox White stated he would rather not.

The original motion carried, 4-3

Board member Zuppan motioned to advise City Council as a whole that the Planning Board is in favor of the HE with proposed edits without 2.8.B.

Board member Alvarez-Morrone seconded.

Motioned carried, 7-0

**7.B.** Recommendation to Approve the Draft Alameda Point Waterfront Town Center Precise Plan. The Planning Board will hold a public hearing and make a recommendation to the City Council on a draft specific plan for the area generally located around the Seaplane Lagoon and Main Street entry at Alameda Point

Mr. Andrew Thomas, City Planner provided a presentation and update on the 135 page plan.

President Burton opened the item to speakers.

Ms. Irene Dieter, spoke on the open space area of the plan. She feels there is some opposition and some wetland issues from the Recreation Commission that wasn't documented. She requested the PB address the differences with the various titled open spaces. She suggested demolishing Building 25.

Mr. Bill Smith, spoke on open space and housing issues at AP. He seconded Ms. Dieter's comments. He commented that staff may have misrepresented what the Sierra Club had suggested. He spoke on integrating housing with other buildings.

Mr. Richard Bangert, Sierra Club, spoke on the open space area on the left side of the sea plane lagoon. He reported the Sierra Club's comments weren't incorporated into the plan. Sierra Club wants a bona fide wetland for wildlife. Camping in the wetlands isn't going to protect wildlife, they had proposed extending the existing wetland. This is not a continuation of a nature preserve. He spoke on sea level rise taking over buildings and wetlands in 40-50 years. He proposed a balanced phase approach to remove concrete along the corridor.

Closed public comment.

Board member Köster commented on the building heights in front of the historic landmarks and agrees with AAPS previous comments. He asked that the 35' and 50' buildings be swapped. He has asked to see the right-of-way on the plans. He agreed with Sierra Club's comments and getting things documented.

Mr. Thomas reported Alameda Point lease revenue doesn't go to the City.

Ms. Ott commented that anything that becomes "green" has to stay green space.

Board member Tang commented on parking issues for weekend visitors. He asked for coordination with employers regarding parking.

Mr. Thomas referred to parking in the designated areas. He stated parking coordination can happen on a development by development case. Mr. Thomas reported looking into the TDM program for further details.

Board member Zuppan wanted to follow-up on the Sierra Club comments and asked how much lease revenue Building 25 brings in.

Ms. Ott stated she wasn't sure how much revenue it generates.

Board member Zuppan supported the comments for wetlands without camping. She agreed with the concrete comments. She expressed concerns with Building 25 gaining a good tenant then having to be relocated.

Vice President Henneberry stated he supports staff recommendations.

Board member Alvarez-Morrone thanked staff and supported approval.

Board member Knox White thanked staff and suggested adding language for the intent of park space. There is a disconnect with Building 25 being eliminated in part of the plan. He supports the camping proposal. He asked language with sea level rise be amended.

President Burton thanked staff and subcommittee for the many hours of work. He supports the plan. He requested language adjustment to Building 25 and depave park, but agreed with the need for flexibility.

Board member Knox White asked for the words Town Center to be removed.

Board member Zuppan suggested using Neighborhood Center instead of Town Center.

Ms. Ott reviewed the edits and amendments.

Board member Knox White motioned to approve with edits.

Board member Zuppan seconded.

Motioned carried, 7-0

Mr. Keith Oralesky, Skidmore, Owings & Merrill (SOM), expressed thanks to the Planning Board and staff, and his team. It is a good product because of the client.

8. MINUTES: None

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: None

10. WRITTEN COMMUNICATIONS: None

11. BOARD COMMUNICATIONS:

**11.A.** Report from Alameda Point Town Center Ad-Hoc Sub-Committee - None

12. ORAL COMMUNICATIONS: None:

13. ADJOURNMENT: President Burton 10:22 p.m.