

APPROVAL MEETING MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, SEPTEMBER 24, 2012

1. CONVENE - 7:06 p.m.

2. FLAG SALUTE - Vice President Burton led the flag salute.

3. ROLL CALL - President Zuppan, Vice-President Burton, Board members Knox White, and Köster. Arriving after roll call - Henneberry arrived for item 9-A., and Ezzy Ashcraft arrived for item 9-B

4. MINUTES - Minutes from the Regular meeting of July 23, 2012 (no quorum)

5. AGENDA CHANGES AND DISCUSSION - No changes

6. STAFF COMMUNICATIONS

6.A. Future Agendas

Andrew Thomas Acting City Planner provided an overview of upcoming projects.

7. ORAL COMMUNICATIONS - None

8. CONSENT CALENDAR

8.A. Zoning Administrator and Design Review Recent Actions and Decisions. A report of recent actions on minor variances, minor variances, and design review applications.

8.B. Six Month Review of a Use Permit for a Flea Market located on the campus of the College of Alameda

President Zuppan stated that a speaker slip was submitted for item 8-C.

Board member Knox White motioned to approve the remainder of the consent items as recommended, Vice President Burton seconded, 4-0. Motion carries

8.C. Amendment to Major Design Review Conditions PLN10-0337 – 2216 Lincoln Avenue. Applicant: Satellite Housing and Housing Consortium of the East Bay. The applicant requests removal of one parking condition relating to the prior approval of a Major Design Review for the construction of a 19-unit affordable housing project on approximately .48 acres. The site is a former City staff parking lot within the R-6, Hotel Residential District zoning district.

Andrew Thomas - The applicant has requested the removal of a parking condition. This is a minor amendment to the design, and the condition of approval that both staff and applicant determined can be deleted, and will not be reducing parking spaces.

President Zuppan opened public comment.

Public Speaker - Francis Ritter, stated there are problems with parking in neighborhood as he lives across the street. His concern was addressed by Mr. Thomas.

President Zuppan closed public comment.

Board member Knox White motioned to approve Item 8-C as recommended/ Vice President Burton seconded, 4-0 Motion carries

9. REGULAR AGENDA ITEMS

9.A. Planned Development Amendment and Design Review – PLN12-0182 – 1011 Chestnut Street – St Joseph Elementary School. A Planned Development Amendment and Design Review application for St. Joseph Elementary School to construct a 700 square foot kindergarten classroom building facing Lafayette Street. The applicant requested a continuance.

Board member Burton motioned to move this item to October 22nd, Board Member Knox White Second, 5-0 motion carries.

9.B. Application for, Design Review and Parking Waiver approval PLN12-0181 – 1518 Webster – John Carnahan. Applicant requests Design Review and Parking Waiver approval to construct a detached garage in the rear parking area of a commercial property. The proposed structure would remove 1 1/2 of 3 existing parking spaces.

Andrew Thomas gave a brief overview of the project.

Board member Knox White asked if the idea was so that WesCafe could expand into the space.

Andrew Thomas stated WesCafe was used as an example. This is not for WesCafe.

Board Member Köster asked for clarification on the drawings.

Mr. John Carnahan, owner, explained the T1-11 siding would wrap around the entire building to meet fire code. The width of the structure would accommodate a delivery van.

Board Member Knox White asked if this was a request for storage of a boat.

Mr. Carnahan replied that he is requesting to make it large enough for delivery van, and currently there is a boat there. He stated that the Intent is to possibly match the outdoor environment to that outdoor space. The space is approximately 30 feet by 55 feet.

Board Member Ezzy Ashcraft asked what T1-11 is. Mr. Carnahan explained that it is a type of siding.

Vice President Burton stated this material was used extensively in 1970's.

President Zuppan raised concern that the vines would need to be irrigated and well maintained.

Andrew Thomas stated that staff wasn't aware of the proposed planting option prior to the meeting. It would need to be submitted with landscape plans for approval.

Mr. Carnahan stated that he was not committed to vines, and was working with a mural artist.

President Zuppan closed public comment.

Board Member Ezzy Ashcraft stated that she likes seeing new businesses on Webster Street.

Vice President Burton stated that he had no objection to the use T1-11 siding although it is not an attractive material. He is not sure it would lend well to a mural, and would prefer something else like Hardi panel.

Board Member Knox White asked staff to use a different numbering format in the resolutions. The Webster Street Design Manual should be removed because the proposal is not on Webster Street. He asked it be an option to add transit passes.

Andrew Thomas clarified the parking issue, and the Board has the ability to allow them to reduce spaces, and to mitigate that.

Vice President Burton asked about the parking configuration.

Mr. Carnahan - It works because we are talking employee parking in the area.

Andrew Thomas described the parking configuration and requirements

Board Member Köster stated that he agrees with other members regarding parking passes and the material.

President Zuppan asked Vice President Burton about the materials

Vice President explained the difference.

Board member Knox White made a motion to approve the staff recommendations with removing the condition on materials by striking all of item 2-C and adding a condition to include transit passes and permanent bike parking in the future.

Vice President Burton stated he would like to see something about shingles over a

corrugated metal roof.

Board member Knox White withdrew his motion.

Board member Ezzy-Ashcraft motioned to approve the draft resolution with condition 2-C plus regarding siding and roofing it shall complement adjacent buildings, owner shall provide one parking voucher or transit pass or long term bike parking for each space removed as long as there is a business operating.

Board member Köster seconded.

6-0 Motion carries.

4. MINUTES (out of order) - Minutes from the Regular meeting of July 23, 2012
Motioned by Board member Knox White, Seconded by Board member Henneberry with Vice President Burton abstained, 5-0-1 minutes approved.

9.C. Planning Board Rules and Procedures- Proposed amendments to the Rules and Procedures for Planning Board meetings regarding the order of the Regular Agenda Items.

Board member Ezzy-Ashcraft asked about its order of powers and duties.

Andrew Thomas requested that the Board approve what is proposed and bring back the other issues at a later time.

Board member Henneberry motioned to approve Item 9-C as recommended/ Board member Ezzy-Ashcraft seconded, 6-0 Motion carries

10. WRITTEN COMMUNICATIONS - None

11. BOARD COMMUNICATIONS - Henneberry asked if there are concerns regarding 9-C. President Zuppan suggests sending those concerns to Andrew Thomas.

Vice President Burton described Parking Day, stating it was a celebration of civic pride, and they received overwhelming positive response on Park Street. All items were donated for use. He expressed a special thanks to Public Works Director, Matt Naclerio and Police Chief, Mike Noonan in helping them in securing the necessary permit. They would like the next step goals to be standard procedures for parklets. He provided a brief slide show.

12. ORAL COMMUNICATIONS - None

13. ADJOURNMENT - 8:53 p.m.