

APPROVED MINUTES  
REGULAR MEETING OF THE  
CITY OF ALAMEDA PLANNING BOARD  
MONDAY, JULY 24, 2023

1. ROLL CALL

The meeting was called to order at 7:00 p.m.

*\* Members of the public can participate in person or remotely via Zoom.*

Present: President Ruiz, Vice President Hom and Board Members Cisneros, Curtis, Ariza, Teague and Saheba.

Absent: None.

2. AGENDA CHANGES

**None**

3. NONE-AGENDA PUBLIC COMMENT

Christopher Buckley made a recommendation (\*1:04) that with any revision that there be redlining showing the changes and anything new be highlighted. This will make it very clear what changes are being proposed when reviewing revisions.

4. CONSENT CALENDAR

**4-A 2023-3277** - *Draft Meeting Minutes - May 22, 2023*

**Board Member Teague made a motion to approve the minutes from May 22, 2023. Board Member Curtis seconded the motion. A vote was taken and the motion passed 7-0.**

**4-B 2023-3283** - *Draft Meeting Minutes - June 26, 2023*

**Board Member Cisneros made a motion to approve the minutes from June 26, 2023. Board Member Saheba seconded the motion. A vote taken and the motion passed 5-0 with Board Members Teague and Ariza abstaining due to their absences at the meeting.**

5. REGULAR AGENDA ITEMS

**5-A 2023-3281**

*Objective Design Review Standards. Public hearing to consider revisions to Objective Design Review Standards (Objective Standards) applicable to Multi-Family/Mixed Use and One- and Two-Family Developments. Adoption of the Objective Standards is exempt from CEQA pursuant to CEQA Guidelines Sections 15061(b)(3), the common sense exception that CEQA applies only to projects that have the potential for causing a*

*significant effect on the environment and 15183, projects consistent with a community plan, general plan or zoning.*

Allen Tai, Planning Building & Transportation Acting Director, introduced this item and David Sablan, Planner II, gave the presentation (\*4:26). The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6289116&GUID=8F2092BF-1F0A-41FE-92CA-4E1E0FA01491&FullText=1>.

Board clarifying questions started at the 8:55 minute mark of the video.

#### **Public Comment for item 5A**

Christopher Buckley, Alameda Architectural Preservation Society, shared some slides (\*18:28) and discussed a letter the society had sent. He went through items and gave suggestions on design and asked for clarification on some items.

#### **Action taken for item 5A**

Board Discussion started at the 21:45 minute mark of the video.

**Board Member Teague made a motion to implement the Design Standards as modified by the description by President Ruiz and Board Member Teague. There would be clarification on which version is correct, formatting on page 1 about implacability, clarification on siding, clarification about individual unit balconies, and other formatting and clarification issues. Then on the section about raising buildings “the height of the new first floor is measured from the top of the floor Joyce to the bottom of the floor Joyce” and separate requirements for raising bungalows. Board Member Ariza seconded the motion. A vote was taken and the motion passed 7-0.**

Allen Tai, Planning Building & Transportation Acting Director, discussed next steps and gave further comment (\*40:15) before the vote was taken.

#### **5-B 2023-3282**

*PLN23-0210 - 1715 Lincoln Avenue - Rezoning for General Plan Conformance - Applicant: Nick Portolese for Portman Enterprises, LLC. Public hearing to consider a recommendation to the City Council to amend the Zoning Map for the approximately 2,280 square foot property at 1715 Lincoln Avenue (APN 72-299-11) from C-1, Neighborhood Business District, to R-5, Residential District, in conformance with the property's General Plan Land Use Designation of Medium-Density Residential. CEQA Determination: Use of Alameda General Plan 2040 Final Environmental Impact Report, State Clearinghouse #2021030563. No further environmental review is required.*

Brian McGuire introduced this item and gave a presentation (\*42:06). The Staff Report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6289118&GUID=BA9CEA89-359F-4963-96EE-2E8B72462B51&FullText=1>.

The applicant tried to present as well but had technical difficulties with their Zoom connection.

Board Clarifying questions start at the 52:42 minute mark of the video.

#### **Public Comment for item 5B**

None.

#### **Action taken for item 5B**

Board discussion start at the 55:41 minute mark of the video.

**Board Member Cisneros made a motion to approve the recommendation to the City Council to amend the Zoning Map for the approximately 2,280 square foot property at 1715 Lincoln Avenue (APN 72-299-11) from C-1, Neighborhood Business District, to R-5, Residential District, in conformance with the property's General Plan Land Use Designation of Medium-Density Residential. Board Member Curtis seconded the motion. A vote was taken and the motion passed 7-0.**

### **6. STAFF COMMUNICATIONS**

#### **6-A 2023-3278**

*Planning, Building and Transportation Department Recent Actions and Decisions*

Recent actions and decisions can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6289115&GUID=15A9C791-D3BC-4FC2-AA60-5DD47A9DD7EA&FullText=1>.

No decision was pulled for review.

#### **6-B 2023-3284**

*Oral Report - Future Public Meetings and Upcoming Planning, Building and Transportation Department Projects*

Acting Director Tai (\*58:00) discussed that August the board would be in recess and the next meeting would be in September. He also discussed what projects would be coming before the board then.

Board Member Curtis asked (\*59:27) for a status update on the hotel applications at Harbor Bay.

7. BOARD COMMUNICATIONS

President Ruiz said it was a pleasure serving as the board's president.

8. NON-AGENDA PUBLIC COMMENT

None

9. ADJOURNMENT

President Ruiz adjourned the meeting at 8:01 p.m.

*\*refers to the minute mark in the video*