

APPROVED MEETING MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, JUNE 24, 2013

1. CONVENE: 7:03 p.m.
2. FLAG SALUTE: Board member Zuppan
3. ROLL CALL: President Burton, Vice President Henneberry, Board members Knox White, Köster, Alvarez-Morrone and Tang

4. AGENDA CHANGES AND DISCUSSION:

Andrew Thomas, City Planner introduced Allen Tai, the new Supervising Planner and he requested continuation of the Alameda Landing design review item.

Farimah Faiz introduced Mr. Michael Roush who will be replacing her while on leave.

5. ORAL COMMUNICATIONS: None

6. CONSENT CALENDAR:

6.A. Approve a Resolution Finding that the Harbor Bay Entities Have Demonstrated Good Faith Compliance with The Terms and Conditions of Development Agreement, DA-89-1, Through April 4, 2013, Based on the Findings Contained in the Draft Resolution.

Board member Zuppan motioned to approve the consent calendar.

Board member Knox White seconded the motion.

Motion carried, 7-0

7. REGULAR AGENDA ITEMS:

7.A. Alameda Landing Remnant Parcel Design Review and Use Permit Application PLN13-0180 Applicant: Catellus. Design Review and Use Permit Application to construct three commercial buildings, landscaping, parking and two drive through lanes for a service station, bank and fast food restaurant on a 2.3 acre site located on Stargell Avenue between Webster Street and Mariner Square Loop.

Mr. Thomas provided a background on the project / site and stated this being a study session. There will be no action.

Sean Whiskeman, Catellus Development, provided a presentation. He introduced his team.

Ron Volle, In-and-Out Burger, addressed the Board and public.

Board member Zuppan asked about the special decorative planter and trees to be removed, and the monument sign to be installed "by others".

Mr. Whiskeman commented that sometimes there are notes on plans. There are some trees that CalTrans will need to remove. He further explained the areas Catellus is responsible for, and the areas within the purview of others.

Mr. Thomas explained the sign question.

Board member Zuppan asked about the up lighting of the sign as opposed to another type.

Mr. Whiskeman explained.

Vice President Henneberry asked about the jay-walking issue and stated a four foot median wouldn't be ideal. He asked if any thought been given to a pedestrian overpass.

Mr. Thomas provided details.

Board member Köster asked for clarification on the outdoor space for In-and-Out. He further asked about the drive-thru details with cars.

Mr. Whiskeman provided information and introduced Kim Kennedy of In-and-Out Burger and he further explained seating details. He further explained the details of the drive-thru. He stated typical store hours.

Board member Köster asked about the 12inch water pipe easement.

Mr. Thomas explained.

Mr. Whiskeman stated there is a safe distance to gas lines.

Board member Köster asked about the signage not being consistent in plans.

Mr. Whiskeman provided more detail.

Board member Tang asked about the parking around the gas station. He also asked about the driving entrance and exit being different from other plans.

Mr. Whiskeman stated there is a limited amount of parking by the fuel center. He stated there is a plan discrepancy with the entrance and exit.

Board member Tang asked about the bike lanes flowing into the area.

Mr. Whiskeman commented on the challenges with Highway 61 and CalTrans. There are plans for the future and he explained the situation.

Board member Tang asked about the lighting details and the residents in the area, and the traffic study.

Mr. Whiskeman stated he would have to check back regarding the traffic study.

President Burton asked if there was someone who could talk about the traffic study.

Mr. Thomas stated no but answers could be provided at the next meeting.

President Burton commented on the conceptual site plan and asked about the special planting and an arrow, is there a special monument we need to talk about.

Mr. Whiskeman commented this was the breaking out of the Welcome sign and the Alameda Landing sign. This was a detail of where that would be.

President Burton asked what percentage of customers will be coming from off island, and on island.

Mr. Whiskeman stated he doesn't have this data, but suspects it could be approx. 20% from off island.

Mr. Volle stated there are no specific studies for Alameda.

Board member Tang asked staff if there are other fast food places on Webster that have this data.

Mr. Thomas stated no.

President Burton asked about the a.m. and p.m. peek hour traffic and the definition of what those hours are, and is that peek hour the same for all areas.

Mr. Thomas stated the hours would be commute times, but he will bring that back.

President Burton commented on the report stated there is 50% coming from the tube into Alameda, but there is 0% coming from the west end of Alameda. This seems strange. He wants a translation on the trip generation ratio. He would also like to know peek times on weekends. He would like clarification on the reported no pedestrian traffic.

Mr. Thomas explained the pedestrian impact threshold.

President Burton opened the meeting for public comment.

Nancy O'Malley, resident, stated she doesn't like that the In-and-Out sign would be the first thing drivers would see coming out of the tube. She further commented that other areas are impacted by the traffic trying to get in and out of the drive thru. She has concerns the

businesses on Webster Street will be impacted, and believes there will be public safety issues with 24-hour businesses.

David Steele, resident, stated he commutes through the tubes in and off island and feels this development will congest the tubes significantly.

Valerie Villaraza-Steele, resident, asked the board to oppose the In-and-Out Burger, stating the west end already have too many fast food restaruant and is opposed at seeing the sign first thing out of the tube. She stated there is a safety issue with businesses opened 24 hours. She is concerned with her neighborhood being impacted.

James Ridgeway, resident, reiterated the comments before him, he is concerned with crime rates and traffic issues. Pedestrian draw will be a factor to the area. He feels the proposal is being short sided.

Jeanette Jackson, President COA, expressed concerns about the project. She has been meeting with Catellus and staff. The concerns have been traffic, safety and congestion. COA is planning a \$30mil renovation, and they serve about 7,000 students.

Pat Ashley, resident, opposes the project, especially the In-and-Out Burger. She suggested more thought to the future development of the west end. She would guess that many residents of Bayport would object to the lighting. She further expressed concern about the landscape, beer and wine sales, and 24-hour services.

Eleanor Alperton, resident, is opposed to the In-and-Out Burger, moved to Alameda less than a year ago and is tired of picking up trash from people using their neighborhood as a trash can. She expressed concern about the tent city under the freeway in Oakland worried that they will come to the 24-hour services just through the tube.

Sarah Ezra, resident, expressed concerns with In-and-Out Burger and safety issues. There have been some front doors broken in at Bayport and the west end needs help. She urges something more high quality, and has concerns with security.

Daniel Hoy, WABA, thanked Catellus and staff with being involved in meetings. He stated the WABA board members are concerned with the use permits.

Helen Souse commented on proposed uses for the remnant parcel and the idea of the entrance is offensive. We really need to think about driving by this area for the next 50 years, it should be unique, creative and friendly.

Christopher Buckley, representing WABA, stated he would like to see more detail in the landscaping, especially in the trees. He commented on the In-and-Out building being a low profile, and the signage and awnings he asked for clarification on what the materials are.

Carrie Huie, resident, commented on recent crime in the Bayport area and that In-and-Out

would bring a lot of traffic in the tunnels that would impact her neighborhood. This doesn't feel like the right direction for Alameda.

Jerry Serventi, WABA Design Committee, commented on the excitement of the development. He asked that landscaping be the first sight from the tube and it should say 'this is Alameda'.

President Burton closed the meeting to public comment.

Board member Knox White commented that this plan has been in the works for 18 months and without being rushed the board should take the time it needs to approve a good design. He further commented on the jaywalking issues and feels the lack of pedestrian and bike traffic coming onto the site is inadequate. He commented on guidelines in the General Plan and worries they are not making it into the project plans. There haven't been real talks with CalTrans on what can happen in planning. He asked if there was a need for the entire 7 lanes on Stargell and Webster. He stated it doesn't seem it be reasonable this will be back in two weeks. He expressed concerns that the transportation study staff report doesn't address pedestrians and thinks the City and applicant have more work to do. He does not support beer and wine at the gas station.

Vice President Henneberry stated this is the City of Alameda, not the city of Target or city of In-and-Out Burger and the signage should reflect this. He asked staff if the Safeway at Southshore is 24-hour, and he agrees this site should not sell alcohol. He asked for public safety to address comments on fast food, banks and late night hours leading to crime.

Sgt. Ron Simmons, APD Traffic Division, responded by saying whenever there is something new it draws more people to the area and leads to more crime due to the fact there are more people. He cannot comment on a preference for one business over another.

Vice President Henneberry asked about the hours for the operation of the In-and-Out Burger use permit. He asked for the hours of operation for Jack-in-the-Box on Webster.

Mr. Kennedy stated hours of operation being open at 10:30 a.m. to 1:30 a.m. This is their standard.

Board member Tang asked if late night hours could be compared to other times as far as sales.

Board member Alvarez-Morrone asked about crime at In-and-Out Burger sites. She further asked about moving it to the Mariner Square Loop side of the development instead. She asked about the signage issues and if the company opened to a different look.

Mr. Kennedy stated they hire security if incidents arise. He stated they are always willing to work with the developers to look at different areas in the site plan. Where it is currently has a larger drive-thru lane. He commented that older stores with older signage are being

redone when needed, but the company could take a look at other options.

Board member Alvarez-Morrone asked if a walkway is possible.

Mr. Kennedy stated this is a developer question.

Vice President Henneberry commented that it doesn't matter what your zip code is we want everyone to shop here.

Board member Köster appreciates the comments and having representatives here from the various businesses. He doesn't feel having the current location being retail is ideal and suggested the businesses move to the shopping center. He would like the parcel to stay open space and for larger, better signage as the gateway, and perhaps opening up the corner of Stargell more. He likes the colors of Chase but maybe work on the base pieces. He would like to see renderings from the tube exit. He agrees with other members in terms of the beer and wine use permit.

Board member Alvarez-Morrone encouraged the residents to start a neighborhood watch program and work with APD. She suggests a safe path for pedestrians. She stated she likes the idea of story-poles for this site, and the signage into the Webster Street area being separate. As far as permits and usage she would like comparisons done with businesses on Webster. She agreed the alcohol sales at the gas station are not necessary.

Board member Tang stated his main concern is the traffic issue and impact on neighboring residents.

Board member Zuppan stated she appreciated all the comments and she is torn with the establishments coming onto the island. She asked if APD would come back to talk about the pedestrian traffic.

Sgt. Simmons commented that both main intersections will draw pedestrians from the COA campus and from the surrounding neighborhoods. He agreed there will be some jaywalking issues and the crosswalk moving to the east side of the campus would be better. He expressed concerns with a crosswalk being at Stargell and Webster and the collisions that have happened.

Board member Zuppan further asked about the crime issues and previous comments that the businesses would attract crime.

Sgt. Simmons stated it doesn't matter where the people are coming from, and would compare this site to Marina Village Parkway area, and agreed that more businesses will bring more people to the area.

Board member Zuppan wants for the gateway issue to be addressed and would like to see more character in the buildings. She commended Catellus for adding the sign there

currently. She agreed the Webster signage be separate. She would like to see a more realistic rendering for the landscape and would like to see a better design for In-and-Out Burger. She agreed with others that the hours should be looked at more closely, and asked if there is something they can do to work with Oakland about the homeless encampment under the freeway.

President Burton understands the concerns with crime and the break-in issues, but hearing comments that people coming in from the tube only want to do harm is distressing. He agreed with no alcohol sales at the gas station, but the hours he is not opposing. He would like to know what percentage of their businesses are open that late. He is concerned with the lights affecting the residents. He would like to hear and see more with what COA is doing and how this project connects. He stated the gateway issue is critical and thanked Catellus for the 'Welcome to Alameda' sign, but would like the AL sign separate. The first thing seen from exiting the tube would be the gas station, not the In-and-Out Burger. He commented on the canopy being critical and the lighting as well. He agreed with the comment on moving the buildings so it would be a greater bank of landscape coming into the City. Regarding the notes of landscaping the buildings doesn't seem to work when talking about hiding the buildings, and hedges and low walls to discourage pedestrians isn't a good idea. There needs to be a safe crossing from COA area to the development. The design for In-and-Out Burger needs to be better, this design doesn't work with the area, in fact many of the buildings need to be better.

7.B. Alameda Landing Retail Center Design Review and Planned Development Amendment Application PLN13-0157. Applicant: Catellus. Design Review and Planned Development Amendment Application to Construct Nine of the Eleven Retail Buildings on a 24-acre site between Fifth Street, Stargell Avenue, Mitchell Avenue and Mariner Square Loop and commonly known as the "Alameda Landing Retail Project." Staff is requesting a continuance to the meeting of July 8, 2013.

The item was continued

8. MINUTES:

Minutes of June 10, 2013 (Pending)

Minutes of June 5, 2013 (Pending)

Minutes of May 29, 2013 (Pending)

Minutes of May 13, 2013 (Pending)

Minutes of April 22, 2013 were approved with edits.

Board member Knox White motioned to approve with edits.

Vice President Henneberry seconded the motion.

Motion carried, 6-0-1, Board member Zuppan abstained

9. STAFF COMMUNICATIONS:

9.A. Future Agendas

Mr. Thomas reported on upcoming items.

9-B. Zoning Administrator and Design Review Pending and Recent Actions and Decisions. The Planning Board will consider whether to call for review any design review actions or Zoning Administrator actions taken since the last Planning Board meeting.

There were no items.

10. WRITTEN COMMUNICATIONS: None

11. BOARD COMMUNICATIONS:

The Board thanked Farimah Faiz and wished her good luck on her leave. Board member Knox White requested that future development agreement annual reviews have a more detailed explanation. He also commented on the City's new website stating the transition is not being handled well.

Board member Zuppan asked if we could revisit the food truck program. She also commented on being at the NAVY reconveyance and it was a great event.

11.A. Report from Alameda Landing Residential Design Review Ad-Hoc Sub-Committee - None

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

12. ORAL COMMUNICATIONS:

Karen Bey commented on enjoying the reconveyance event. She stated the gateway as being a good marketing corridor stating it is a selling point for homes, businesses, and investing in Alameda.

13. ADJOURNMENT: 10:50 p.m.