

**APPROVED MEETING MINUTES**  
REGULAR MEETING OF THE  
CITY OF ALAMEDA PLANNING BOARD  
WEDNESDAY, JUNE 10, 2013

1. CONVENE: 7:03 p.m.
2. FLAG SALUTE: Board member Knox White
3. ROLL CALL: President Burton, Vice President Henneberry, Board members Knox White, Köster, Alvarez-Morrone and Tang.  
Absent - Board members Zuppan.
4. AGENDA CHANGES AND DISCUSSION: None
5. ORAL COMMUNICATIONS: None
6. CONSENT CALENDAR: No items on Consent
7. REGULAR AGENDA ITEMS:

**7.A.** Design Review Application PLN13-0060 and PLN13-0061 Applicant: TriPointe Homes and Catellus Design Review application for nine (9) Multifamily Buildings on 5th Street as part of the Alameda Landing Residential Project.

Mr. Andrew Thomas, City Planner, provided a briefing on the project.

President Burton opened the meeting to public comment.

Christopher Buckley, spoke on comments from the May 13th meeting that windows were not on the rendering. He commented on stucco issues, and he further commented on window type and color.

Jon Spangler, started by commending Mr. Buckley for the attention to detail. He spoke on the colors of the buildings stating they should be more Mediterranean.

President Burton closed the meeting to public comment.

Board member Köster asked for staff to address the questions. He further asked if industrial type windows could be an option. He likes the new sweeping curve in design, but wondered how far it extruded.

Mr. Thomas addressed the comments and mentioned that this will be coming back to the Board. He stated the design professionals do not have an answer regarding the curve design, but it will probably be a couple of feet difference.

Board member Knox White stated he likes all the changes that have been incorporated, but he wanted to edit the Resolution regarding the small wall between sidewalk and building.

Board member Alvarez-Morrone thanked TriPointe for the changes. She asked about the elevation on the single family units, and stated the color palate looks a little dark.

Board member Tang stated overall the plans look good. He asked about the trees in the presentation and is there more planting in the plan. He further asked about bike racks.

Mr. Thomas stated there will be more planting. He commented that bike racks are in the public access areas and all units have two car garages.

Vice President Henneberry stated he viewed the property and likes where they are going.

President Burton stated the window comments were not about the loft type, more about the Alameda waterfront style and agrees with Mr. Buckley's statement. He agreed on the color comments and would like for this to not look too bland.

Board member Knox White would like the bike parking ordinance to be looked at for this project.

Board member Knox White motioned to approve with comments.

Vice President Henneberry seconded the motion.

Motion carried, 6-0

#### **7.B. Alameda Landing Residential Condition of Approval Regarding Street Widths.**

Mr. Thomas provided an overview of this item, and the requirements for Alameda Fire Department (AFD). He also mentioned that Matt Tunney of AFD was present.

Board member Alvarez-Morrone stated now is a great time for this.

Board member Tang asked how staff is dealing with streets currently.

Mr. Thomas explained.

Vice President Henneberry commented on variations and aesthetics to streets.

Board member Knox White asked what is the width of High Street.

Staff commented 40-feet (actual width is 36 feet).

Board member Knox White commented on where is the standard written, and talked on street designs getting bigger, then trucks get bigger and he finds no one wants to shrink streets. He commented on concerns to "C" Street and wants to know what the standard is

based on.

Mr. Thomas stated he wasn't sure where the standard is written or what it's based on.

Matt Naclario, Public Works Director, stated that the number of lanes can determine the width. His research has been most cities have gone from 7' to 8' for parking with the ratios being 70% use this, but as low as 50%. The Development Review Team has been looking closely at the street designs for Alameda Point and is aware of the AFD requirements for safety.

Board member Knox White stated there are other safety issues and this is a concern when roads get wider. He wants the City as a whole to add other safety concerns. There are multiple states who have adopted standards.

President Burton opened the meeting for public comment.

Helen Sause, resident, expressed apology for being late to speak but commented on item 7.A. and wanted them to look at other color schemes, and a mixed of housing types. She stated the grid street pattern is very important with the connect ability to other neighborhoods and streets and need to be useable for public transportation. She is delighted for the development to be moving forward.

Patricia Ashley, resident, stated the street width is a big issue in Bayport and the safety issues are very important with high density. She urged them not to underestimate real behavior; probably 50% park one car in the garage, one on the street. Narrowing the parking lane is a big concern, keeping it wider is better.

Jon Spangler, resident, addressed the Board as a biking instructor and wanted them to consider the door opening factor on the streets. 7' parking lanes cannot work with a safe passing for cyclists. He reported the door zone is 4-5' and not 2-3'.

President Burton closed public comment.

Board member Alvarez-Morrone agreed with Ms. Ashley's comment. She thinks the street widths are site specific but to keep "C" Street a wider street.

Vice President Henneberry agreed there are things the City can do to decrease the number of speeders. He supported the AFD needs for an additional 24" on the street.

President Burton wanted to comment on the condition of this item, there is no bike lane on the street, but there is a bike/pedestrian path alongside the street. He stated the City should look at these issues on a case-by-case basis because some streets have 7' parking lanes.

**7.C. Alameda Landing Retail Center Design Review and Planned Development Amendment Application PLN13-0157. Applicant: Catellus. Design Review and**

Planned Development Amendment Application to construct 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.

Mr. Thomas provided an overview and introduced members of Catellus.

Sean Whiskeman provided a briefing.

Mr. David Blair, MCG Architecture, provided a presentation.

Board member Alvarez-Morrone asked about the landscape by Michael's wall.

Mr. Whiskeman stated that wall line is on property line of Mariners Square Athletic club and there is no room.

Board member Tang asked about a seating facility by Starbucks.

Mr. Thomas stated there is extensive seating and landscape in former plans along with trash bins and the bike rack designs are in the process.

Mr. Whiskeman reported they are working with Bike Alameda for design and locations.

Vice President Henneberry asked about modifying the buildings at past meetings.

Mr. Thomas stated they are right in the middle of the design process, but for tonight are the three priorities are Building G, designs for Buildings A and F. This was discussed at the subcommittee meetings.

Board member Köster asked for understanding on the buildings facing inward as opposed to toward the streets.

Mr. Thomas explained the goals of the retail center.

Board member Knox White asked if there is a possibility for a door in Starbucks to the plaza.

Mr. Whiskeman stated while working with Safeway there is no other way to have another opening onto the plaza unless its top to bottom curved glass, this is an operational issue.

Board member Knox White reported being on the subcommittee that provided comments on the Building G concerns, and it would be great to find another plan. There was a good discussion on Building A, and Buildings B and C with a bit more variation.

Vice President Henneberry asked about the door at Peets at Nob Hill which is an out only and asked if this option has been discussed with Safeway.

Mr. Whiskeman reported that if it's an access door they have loss prevention issue.

Vice President Henneberry asked if the dividing of Building G has been for a specific tenant.

Mr. Whiskeman stated they wanted an all four sided design as one enters the court.

Board member Köster asked for square footage and additional parking, are they bound by certain restrictions.

Mr. Whiskeman wasn't sure what would trigger further planning to add square footage stating they are doing their best to work within the site plan.

President Burton commented on Building G being critical to adopt or not tonight. The main entry street could be compromised if the building is divided. The back of the building should be more developed or more creative.

President Burton opened the meeting to public comment.

Christopher Buckley, resident, stated he liked and wanted the smoke stack detail. He wondered if spatial glass would be a stronger statement in the scheme of mid-century. The details will be very important, such as the joints and composite plank siding. The window recesses need to be addressed.

Diane Lichenstein, resident, stated she feels there is no softness on the buildings and she would like the landscape design to be softer. The clock tower is great but it's still bold and boxy. She commented on the lighting designs.

Jon Spangler, resident, he talked on Building A regarding President Burtons comment about taking back the space with artistic relief. Building F is too dark, maybe primary color awnings, and recessed windows. He does like the clock tower idea. He clarified his previous comment was not to add a bike lane on the street.

Karen Bey, resident, stated there has been mixed ideas on what the vision of the center has been because originally this was being marketed as a lifestyle center which it isn't with the big Safeway and big Target. She likes what TriPointe is doing, but this center needs to complement the area.

Helen Souse, resident, commented on big boxes need to be softened, perhaps parking under the buildings. She likes the clock tower, but not the advertising. She stated landscaping will be important.

President Burton closed public comment.

Board member Alvarez-Morrone stated that she likes the green on Building A and ambient lighting on the side, Building F and would like Building G to stay one building. She thinks

a historical element would be better than a clock tower.

Board member Köster stated he would rather this be a different type of development, as it seems to be a sea of parking. Smaller retail would be better, and the lack of walking friendly to the center is unfortunate. He does not want the buildings to split, but to expand and adding paseos would be great.

Mr. Blair addressed the comment.

Board member Köster stated he likes the building. He commented on the green screen with Willie Stargell idea and how it would complement. He would like the plaza more activated. He likes the tower idea and industrial idea can be pushed further. He doesn't like the Michaels building but cannot pinpoint, perhaps more jazzy or artistic. He commented on the center of the plaza design and the tower detail and he suggested bump-outs or something to express an entry. He further commented on fire escapes, electrical closets and access points. A couple of the buildings have flattened and he would like to see those better and more office / retail spaces.

Board member Knox White commented on the bike parking and bike lanes on Fifth Street. He stated he likes the tower versus the clock because it's different. He would like to see an exit from Starbucks to the plaza. He asked about building A and the size and shape, and as it grows more public space is being lost toward Stargell.

Board member Tang stated the clock could provide more content with more use of the space. Building G3 seems a bit of a distance to walk to.

Vice President Henneberry concurred with Köster's comments on the prior approvals. He likes the smoke stack idea. He agreed with Board member Tang's comments on the distance of G3; perhaps turn the building on its axis with a paseo between. He stated that Building A and F are fine.

President Burton commented on Building A looking good. He asked about the Starbucks exiting from the plaza and closing the access from Safeway. The backside of the building should be addressed. Building F he likes the panel idea. Building G is better as a complete building, or if split make it a paseo. He appreciates the imagery that was presented, and he can go either way with clock tower or smoke stack. He asked when the board will see signage, and expressed concern on nighttime lighting with neighbors. He asked about the resolution language for bike parking item to be changed. Buildings B and C should have a more individual look.

Board member Köster commented on the clock tower idea having both. Is there a way to split the resolution items apart or do it all together?

Mr. Thomas provided information.

Board member Knox White motioned to continue meeting after 10:30 p.m.

Board member Köster seconded the motion.  
Motion carried, 6-0

Board member Knox White motioned to approve the resolution with removing item 6, Amendment and approval of Building A with the Stargell screening and other items coming back to the PB, and to update the language for the bike parking.  
Vice President Henneberry seconded the motion.  
Motion carried, 6-0

**7.D.** Recommend Adoption of An Ordinance Amending Alameda Municipal Code Section 30-2 Definitions for Home Occupations to allow Cottage Food Operations as required by AB 1616.

Mr. Thomas provided a briefing and overview of the state law and AMC.

Board member Knox White asked for the removal of the word, "pedestrian".

Vice President Henneberry motioned to adopt option two and strike the word 'pedestrian' from amendment.  
Board member Knox White seconded.  
Motion carried, 6-0

#### 8. MINUTES:

Minutes of May 29, 2013 (Pending)  
Minutes of May 13, 2013 (Pending)  
Minutes of April 22, 2013 (Pending)

Minutes of April 8, 2013 were approved.

President Burton proposed edits.  
Board member Köster motioned to approve with edits.  
Vice President Henneberry seconded the motion.  
Motion carried, 6-0

#### 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.

President Burton asked for a call for action on any of the items on the list. There was no call for action.

10. WRITTEN COMMUNICATIONS: None

11. BOARD COMMUNICATIONS:

President Burton commented on an Alameda Point Town Center & Waterfront Subcommittee and he would like the committee to be himself, member Knox White and asked member Alvarez-Morrone to be an addition to this group.

**11.A.** Report from Alameda Landing Residential Design Review Ad-Hoc Sub-Committee - Nothing to report

12. ORAL COMMUNICATIONS: None

13. ADJOURNMENT: President Burton adjourned the meeting at 10:50 p.m.