

APPROVED MEETING MINUTES

REGULAR MEETING OF THE CITY OF ALAMEDA PLANNING BOARD MONDAY, JUNE 25, 2012

1. CONVENE: 7:06 pm
2. FLAG SALUTE: Board member Zuppan
3. ROLL CALL: Present: President Zuppan, Vice-President Burton, Board members Ezzy Ashcraft, Henneberry (arrived at 9:15 p.m.), Knox White, and Köster.

Absent: None

4. MINUTES:

Minutes from the Regular meeting of May 14, 2012

The motion was made to continue the minutes to correct numerous errors.
Motion-Board member Ezzy Ashcraft. Second-Vice President Burton. Approved 5-0

Minutes from the Regular meeting of May 30, 2012 (Pending)

5. AGENDA CHANGES AND DISCUSSION:

Motion by Board member Knox White to move Item 10 and 11 to after Item 9-B. Seconded by Board member Ezzy Ashcraft. Approved 5-0

6. STAFF COMMUNICATIONS:

Written Report

6-A Future Agendas

Andrew Thomas, Planning Services Manager, 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. Item being continued to July 9, 2011 Planning Board meeting.

8-B. VF Campus Construction Update – Solar Energy Modifications. A report on recent

modifications to the VF Campus to achieve “Net Zero” energy use through the addition of additional solar collection panels.

Board member Ezzy Ashcraft pulled the item from the Consent Calendar.

Planning Board Members praised the efforts of the developer to exceed the conditions and build such an exceptional project. Motion-Board member Ezzy Ashcraft. Second-Board member Knox White. Approved 5-0

- 8-C.** Islander Apartments Construction Update – Color Pallet Modifications A report on a minor change to the approved color scheme for the Islander Apartments project. Motion-Board member Knox White. Second-Board member Köster. Approved 5-0

9. REGULAR AGENDA ITEMS:

- 9-A. Alameda Point North West Territories Design Concepts.** A presentation by UC Berkeley Landscape Design Studio Students on design concepts for the Northwest Territories at Alameda Point.

Students from the UC Berkeley Landscape Design Studio gave a presentation on design concepts for the Northwest Territories at Alameda point.

- 9-B. Artemis Racing Team Use Permit – Interim Use Permit** - Applicant: Bill Erkelens, for Artemis Racing. A public hearing to consider a proposed Interim Use Permit to operate a temporary floating dock, temporary crane, and associated temporary facilities on the taxiway and Seaplane Lagoon in front of Building 12 and Building 40.

Mr. Thomas gave a brief description of the project.

Board member Ezzy Ashcraft asked where the hangar was located.

Mr. Thomas replied along the eastern edge of the Sea Plane Lagoon in Building 12 on West Tower.

Vice President Burton asked what sort of fencing was being placed around the site.

Bill Erkelens, the applicant, stated that the fence will be portable cyclone fencing like the type the Navy is currently using for their clean-up.

President Zuppan opened the public comment period.

Kame Richards, America's Cup Committee, spoke in favor of the project.

David Forbes, America's Cup Committee, spoke in favor of the project.

President Zuppan closed the public comment period.

Board member Knox White requested that the resolution be revised to state that the

Use Permit can be extended for up to one year by the Zoning Administrator in the event that the team is able to stay in Alameda.

Mr. Erkelens stated that the America's Cup defender has the option to require all of the teams be centrally located at the race venue.

Board member Knox White made the motion to approve the Use Permit as amended to allow the Zoning Administrator to extend the permit for up to one year. Second-Board member Köster. Approved 5-0

9-C. 1600 Park Street Design Review and Use Permit. – Applicant: Foley Investments. A public hearing to consider a design review and use permit proposal to construct two new one story commercial buildings and parking and landscape improvements at 1600 Park Street.

Mr. Thomas gave a brief description of the project. He mentioned that one of the concerns is the traffic flow and how it will impact Park Street.

Greg Klein, architect for the project gave a presentation.

Board member Ezzy Ashcraft asked if the redesigned corner element at Tilden Way and Park Street has a door.

Mr. Klein stated that the door is at the other end of the building by the extension of Pacific Avenue.

Board member Ezzy Ashcraft stated that she would like to see a door at the corner Tilden Way and Park Street. The other board members concurred. She also inquired about the truck staging area near the drive –thru and the receiving door.

Mr. Klein stated that the building will not have a loading dock so there will be a receiving door recessed off of Tilden Way to provide access to the stock area of the store. He mentioned that the trucks will park in the staging area between 10 p.m. to 5 a.m. and unload product with tow dollies through the receiving door.

Mr. Thomas warned the applicant about the overnight deliveries and the impact on the neighboring residents citing issues with the South Shore Center overnight deliveries and the issuance of Use permits for the deliveries. He also stated that the applicant is asking for 24-hour operations, which needs to be addressed.

Board member Ezzy Ashcraft inquired how the trucks will enter and exit the site.

Mr. Klein stated that the trucks will enter and exit on Park Street and possibly exit on to Tilden Way also. They are not planning anticipating the trucks enter on Tilden Way

Board member Köster questioned why the drawing shows a truck on Tilden Way

seemingly located in an area to off load product.

Mr. Klein stated that they have not yet received a internal layout for the store so they have left it open for two areas for the trucks to stage.

President Zuppan asked about the parking area behind Pad B, citing that it looks like it is a dead end and there appears to be no exit on Foley Street.

Mr. Klein stated that the applicants are still working with the neighboring business on a Reciprocal Easement Agreement (REA) to allow access to the parking lot from the neighboring lot.

Ken Carvalho, applicant, stated that the traffic consultant suggested it would work better for the flow not to have it as a exit because the drivers just then need to turn right on Tilden Way so it would be better for them just to exit on to Tilden Way.

Board member Knox White stated that he would like to see the handicap and regular parking removed from the entry road stating that he feels it will cause back-ups onto Park Street. The other board members concurred.

Board member Ezzy Ashcraft stated that she would like to see the entire entry on Park Street removed to make the area more pedestrian friendly allowing for entry only on Foley Street and Tilden Way.

Board member Knox White asked if a representative from CVS was present.

Mr. Carvalho stated no.

Board member Knox White asked if they had a signed lease with CVS.

Mr. Carvalho stated no but they do have a letter on intent.

Board member Knox White asked what guarantee the City has if they approve the drive-thru and CVS leaves that it will not become a fast food drive-thru in the future.

Mr. Thomas stated that the Planning Board can condition the drive-thru use.

John Buestad, applicant, stated that CVS has stated that as long as they are there they want the drive-thru and would remove it if they vacated the property.

Board member Ezzy Ashcraft stated that the installation of drive-thru windows is discouraged through the City's environmental documents in an effort to reduce green house gases.

Board member Knox White would like to see less curb cuts on Park St. He questioned the flat iron element at the corner that actually leads to nowhere.

Mr. Thomas stated that the item will be returning to the Planning Board for action in August.

10. WRITTEN COMMUNICATIONS: **None.**

11. BOARD COMMUNICATIONS:

Board member Knox White stated that when the City lost control of the ferry to the Water Emergency Transportation Authority (WETA), they agreed to move the ferry building to the area near the Sea Plan Lagoon at Alameda point. He would like to City to continue to push WETA to move the building.

12. ADJOURNMENT: **10:10 p.m.**