

APPROVED MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, JANUARY 25, 2016

1. CONVENE

President Knox White called meeting to order at 7:00pm.

2. FLAG SALUTE

Board Member Henneberry led the flag salute.

3. ROLL CALL

Present: President Knox White, Board Members Burton, Henneberry, Köster, Mitchell, Sullivan. Absent: Board Member Zuppan.

4. AGENDA CHANGES AND DISCUSSION

None

5. ORAL COMMUNICATIONS

None

6. CONSENT CALENDAR

None

7. REGULAR AGENDA ITEMS

7-A 2016-2498

PLN15-0522 - Mark Pelzner - 3273 Thompson Avenue. A public hearing to consider a use permit to allow a woodworking home occupation in approximately 77-square-feet of the ancillary space of an existing detached two-car garage. The items made on the site will be sold online so the business will not have any customers on site. No changes are proposed to the garage and the two existing parking spaces will remain. The property is located within an R-1, One-Family Residence Zoning District. The project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 - Existing Facilities.

Staff Member Barrera gave a presentation on the item. The staff report and presentation are available at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=2550392&GUID=1E58BB3E-7BB3-4ABA-A962-213E2CBD6639&FullText=1>

President Knox White open the public hearing.

Mark Pelzner, the applicant, said he has been planning and preparing for this for years and has tried to allay any concerns his business might create. He says he has made improvements to the garage/shop area to mitigate sound concerns.

Board Member Sullivan asked how much time the applicant spent using power tools vs. quieter activities such as sanding and staining.

Mr. Pelzner said he uses a mix and aspires to do fine woodworking and it is hard to give a percentage. He said he now plans to work behind closed doors where in the past he worked in the open which created more noise.

President Knox White closed the public hearing.

Board Member Sullivan made a motion to approve the permit with the stipulation that business hours are confined to Monday through Saturday from 9am to 5pm. Board Member Henneberry seconded the motion. The motion passed 6-0.

7-B 2016-2499

Planning Board Workshop on Alameda Point Site A Design Review for
Block 10 Commercial Urban Park

Staff Member Thomas introduced the item. The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=2550393&GUID=AAA69D5D-55A4-479B-8052-C52567A404EE&FullText=1>

Pam White from Madison-Marquette gave a presentation about their approach to the retail development.

Board Member Köster asked if a retail study had been done for the area.

Ms. White said that this site does not lend itself to traditional retail studies and they are looking for something unique.

Hans Baldauf, project architect, gave a presentation on the design of Block 10.

Board Member Sullivan asked about their familiarity with the survival of above ground plantings in windy areas.

Ms. White said they have been working with their landscape architect and were considering heritage olives.

Board Member Sullivan said she hopes they consider having plantings with interest through the different seasons.

Board Member Mitchell asked if the site would have a greywater system.

Ms. White said they are looking at their options, including rainwater catchment and greywater systems.

Board Member Burton asked how deliveries would be made to the distillery building.

Mr. Baldauf said they were preserving the space of West Seaplane which could be used for off hours deliveries.

President Knox White asked about the space behind building 67 and what was planned there.

Mr. Baldauf said they were mandated to preserve a certain amount of open space and that it could be a long range space to expand the retail space.

President Knox White asked about D Street running between Blocks 10 and 11.

Mr. Baldauf said they believe the street is important to connect Appezzato to the parking behind Block 11.

Ms. White said they envisioned it as a shared one way street. She said they spoke with Public Works and the Fire Department and always assumed at least some emergency access, but that the street was too narrow for two way traffic.

President Knox White asked about the trash enclosures for building 112 and whether we are turning our backs to the street and discouraging people from being there.

Mr. Baldauf said the sliced off facade would create visual interest but they were trying to bring people into the interior of the site.

Board Member Köster asked if the use and location of the shipping containers was the best use or if there were other ideas for their positioning and for programming some of the large open spaces.

Mr. Baldauf said the containers were used to introduce a different scalar element while breaking up large blank surfaces on the original building walls.

There were no public speakers.

Board Member Burton said he wondered whether the Distillery building was in the right position along the street. He said he does not understand the fascination with the remnant structure and what was special about it that made it worth saving. He said it will be important to make sure that the building still addresses the street and is not overly biased to the interior courtyard. He said the West Seaplane Shops building could work very well. He said building 112 needs more development. He said Building 67 is starting to seem like more of a background building and not a centerpiece. He wondered how the butterfly roof on the Distillery building would look at night. He said he was concerned about wind exposure for people on the second floor patio.

Board Member Mitchell said he liked where the design is going.

Board Member Henneberry said it was a nice blend of respecting the history of the base and looking to the future. He said he liked the shipping containers and is glad they are back.

Board Member Köster said he agreed with much of what Board Member Burton said. He said the space might be a good venue for some of the Phase Zero programming. He said he liked the Distillery building and West Seaplane Shops.

Board Member Henneberry said we needed to keep children of different physical abilities in mind when designing the playground area.

President Knox White said he liked the direction of the architecture. He said he was surprised we have opened up D Street. He said that will be the street that everyone uses to access the parking. He said the goal should be to turn the cars off earlier. He said we need to understand that pedestrians will naturally follow the train tracks and we need to plan accordingly. He said he worries that the spaces will be so large and open and difficult to program. He said opening D Street will create a barrier that separates people from the Waterfront park and not invite people to move back and forth.

No action was taken.

7-C 2016-2502

Planning Board Workshop on Encinal Terminals

Staff Member Thomas introduced the item. The staff report and attachments can be found at

<https://alameda.legistar.com/LegislationDetail.aspx?ID=2550394&GUID=CE7C66DF-1473-4975-A380-B8D99AFAEFC5&FullText=1>

Mike O'Hara from Tim Lewis Communities gave a presentation on their development process and outlined the tradeoffs of different potential plan options at the site.

Board Member Köster asked about where the retail for the site was planned, whether close to the Del Monte edge or out closer to the water.

Mr. O'Hara said that depending on the densities, the retail could be concentrated more in one area or the other and that the plan chosen will dictate their choices.

Board Member Mitchell asked about the distances (shoreline widths) involved in the perimeter land swap.

Mr. O'Hara said it was an estimate and could vary. He guessed it was around 150 feet on the western edge.

Board Member Mitchell asked how many units were included in the previous traffic studies.

Staff Member Thomas said the traffic study was done in 2008. He said that all these projects contribute to the commute hour traffic problems. He said that is why every project would require the payment of transit funds to help mitigate the traffic impacts.

President Knox White asked how this project impacts plans to extend Clement through the Pennzoil parcel.

Staff Member Thomas said that he envisioned that the completion of that section would be tied to the development of the Encinal Terminals site.

President Knox White opened the public hearing.

Elizabeth Tuckwell said she participated in the workshops in November and December. She said a number of people had concerns about the tidelands swap. She said some people felt that BCDC would require the perimeter to be preserved anyway and the tidelands swap would short change Alameda. She said there were also concerns about the number of units and with parking constraints and building heights.

Alison Greene said Alameda needs to leverage our position with the parcel swap to get more out of this project. She suggested middle class rental housing be negotiated as part of the swap.

Karen Bey said water transit should be a priority for this project. She said she liked the smaller footprint with taller buildings.

Jay Ingram said that the community meetings have not been supported by the City and were not well attended. He said a common sentiment was to see how the Del Monte project works out before moving forward with Encinal Terminals. He said he wanted to keep building heights to 2-3 stories.

Helen Sause said this project would help address our housing shortage in Alameda. She said it would provide a unique mixed-use neighborhood for Alameda. She said that many new jobs, revenues and investment would return to the City from the project.

President Knox White closed the public hearing.

Board Member Henneberry asked for more information on the tidelands swap and what BCDC would require anyway if no swap is done.

Staff Member Thomas explained the history of the planning process that anticipated the potential swap. He said BCDC's jurisdiction is the first 100 feet and evaluates each property on a case by case basis.

Board Member Sullivan asked about what number of units had to be required for the site.

Staff Member Thomas discussed housing element obligations and the tradeoffs between the number of units required to potentially fund various public improvements and amenities.

President Knox White asked whether the City would ever approve a plan with no swap that does not restore the wharf.

Staff Member Thomas said he did not anticipate that ever happening.

Board Member Mitchell said he felt like we were missing the BCDC expectations before knowing how to leverage the swap for the best interests of the City.

Staff Member Thomas said he sees it more from a desire to design the best project and then use the swap to make that happen.

Board Member Burton said he will be looking for excellent water access options. He says the retail focus should be along Clement to compliment the Del Monte retail space and be neighborhood serving. He said waterfront dining out at the end of the site could work. He said we should consider small, incubator sized office spaces for the site. He said he was supportive of building higher to preserve open space and increase amenities. He said doing the swap makes sense to make the best plan with the most benefit for the City.

Board Member Köster said he thinks the swap makes sense. He said that there are many taller buildings along the Northern Waterfront that are significantly taller than the average 2-3 stories we often think of in Alameda.

Board Member Henneberry said we need to make the best swap possible. He said the higher the density, the more open space we get and he supports that. He said we should look at office space uses.

Board Member Köster said he would like to see a place for people to temporarily tie up their larger boats while visiting the site. He referenced the Intra-Coastal Waterway in Florida as an example.

Board Member Mitchell said he is in favor of the swap and wants to get the best deal we can for it. He said he is concerned about traffic and that if factors into the total number of units he would like to see.

Board Member Sullivan said this is an exciting project. She says including docks for sail boats to cruise in would make it a destination. She said she would like to recognize our schooner heritage at the site.

President Knox White said he thinks the focus should be along the Alaska Basin and out at the point. He said we should consider using some of the tidelands adjacent to the marina to support that use where it makes sense. He said it could be a good place for some of the displaced users from a potential Alameda Marina development. He agreed with Ms. Greene that we need to focus on more modest sized units, 1100-1200 square feet, because we are not building enough of that. He said the unit number needs to be juxtaposed with the costs of the community benefits so the tradeoffs are clear. He said he would like to see more commercial space. He said he worries that the large open spaces will be difficult to program and expensive to maintain. He said he supports trying

to centralize the parking. He said he wants to keep the main vehicular access along the Fortmann Marina side and not put a road separating the Alaska Basin from the project.

8. MINUTES

8-A 2016-2505

Draft Meeting Minutes - July 27, 2015

Board Member Burton corrected an item regarding retail space on Park St. He said that he wanted it to be one space and the cafe to be expanded.

President Knox White called for a vote to approve the minutes with Board Member Burton's correction regarding the retail space on Park St.. The minutes were approved 4-0-2 (Mitchell and Sullivan were not in attendance for the 7/27/15 meeting.)

8-B 2016-2506

Draft Meeting Minutes - November 9, 2015

President Knox White asked that the motions be better captured by pasting in the Board Actions from the resolutions.

Board Member Sullivan pointed out a typo assigning the wrong pronoun to her comment on page 5.

President Knox White called for a vote to approve the minutes with Board Member Sullivan's correction to page 5. The minutes were approved 6-0.

9. STAFF COMMUNICATIONS

9-A 2016-2503

Zoning Administrator and Design Review Recent Actions and Decisions

Staff Member Thomas said they approved several use permits at Alameda Point and some minor design reviews.

9-B 2016-2504

Future Public Meetings and Upcoming Community Development
Department Projects

Staff Member Thomas said Bank of Marin and a rezoning request would be coming for the 2/8/16 meeting. He said the three Alameda Point items would be coming 2/22/16.

10. WRITTEN COMMUNICATIONS

None

11. BOARD COMMUNICATIONS

11-A 2016-2439

Report from the Alameda Point Site A - Ad-Hoc Sub-Committee

Staff Member Thomas said the Alameda Point items would be coming in sets of three. First would be Block 11, 8 and the Waterfront Park. After that would be Blocks 6, 7 and 10.

11-B 2016-2440

Report from the Boatworks - Ad-Hoc Sub-Committee

President Knox White said the developer is finalizing an application and would hopefully come before the full board as soon as possible rather than going to the subcommittee.

12. ORAL COMMUNICATIONS

None

13. ADJOURNMENT

President Knox White adjourned the meeting at 10:49pm.