

APPROVED MEETING MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, MAY 27, 2014

1. CONVENE: 7:05 p.m.
2. FLAG SALUTE: Board member Alvarez-Morrone
3. ROLL CALL: Present: President Burton, Board members
Alvarez-Morrone, Knox White, Tang and Zuppan.
Absent: Vice President Henneberry, Board member Köster.
4. AGENDA CHANGES AND DISCUSSION: None
5. ORAL COMMUNICATIONS: Speaker: Mr. Casey Kaufman, spoke on behalf of the Harbor Bay Neighbors in opposition of the move of the Harbor Bay Club. He quoted a 1991 Resolution of the PB.
6. CONSENT CALENDAR: None
7. REGULAR AGENDA ITEMS:

7.A. Public Review of the Draft Alameda Point (AP) Waterfront Town Center Plan
- No Action Will be Taken (Item Continued from the meeting of May 12, 2014).

Mr. Andrew Thomas, City Planner, reported this was the third public workshop and provided an update and briefing. He reported June 9, 2014 will be the final public hearing before sending the item to Council.

President Burton opened the item for speakers.

Mr. Christopher Buckley, AAPS, made a presentation and reiterated comments from a letter submitted to the PB previously. His comment was, 'New infill construction be no taller than 30-40 feet', and new construction be subordinate to the historic buildings. He commented on design guidelines for the full base design and asked staff for the intent. He asked the review be submitted to the State and HAB. He commented on the guidelines being incomplete.

President Burton closed public comment.

Board member Zuppan commented that AAPS recommendations are an excellent idea, she asked about the 'style' being included.

Mr. Thomas stated the plan does not include architectural design. The height limit in most residential zones in Alameda is 30-35' and should this be used on AP it will severely

impact attracting businesses. The infill guidelines have been created to respect the historic district. Every new building will go through the same processes with the public, HAB and PB.

Board member Zuppan asked about the language of flood and sea level rise needing to be updated with current information that is available. She will take on the task of researching new information and getting a draft to staff.

Mr. Thomas commented that staff's point is trying to create a system that is adaptable. He stated this item will be back in June for another public hearing.

7.B. Design Review Application PLN13-0380 Marina Cove II; Applicant: Lennar Homes. Design Review Application to Construct 52 Single-Family Homes and 37 Multifamily Condominium Units, Internal Roadways, Alleys and Emergency Access, and Apply for Two Street Names, on 7.14 acres at 1551 Buena Vista Avenue, Commonly known as Marina Cove II. A Mitigated Negative Declaration was adopted by the City Council on January 2, 2013.

Mr. Andrew Thomas, City Planner, gave a presentation and briefed the Board.

Mr. Jonathan Boriack, KTG Architects, gave a presentation.

Mr. Ken Parnell, Lennar Homes, addressed the Board and provided information on the public art details of the project.

Board member Alvarez-Morrone commented that there seems to be no design for single level units for aging in place.

Mr. Thomas reported the universal design isn't required because there is no code or ordinance in place yet.

Mr. Boriack reported they are complying with state regulations and some units have a multi-gen design for ground floor living.

Board member Tang asked about the integration with the Del Monte project and are the cross streets open with street parking. He also asked about the height of the buildings.

Mr. Thomas stated the density is much less than Del Monte. He stated both streets are public and parking is available on both sides of the streets. Every unit has 2 parking spaces and they will be required to follow the transit restrictions. The height of the condo buildings are about 37'.

Board member Zuppan commented about aging in place and the implementation of Universal Design. Four units doesn't seem like a good plan. She commented on not being happy with the floor plans. She stated the plans could use more thought with design. The resolution doesn't address all transportation demand plans connecting to each other

which should be required. She asked about Phasing. She liked the Pubic Art presentation. She wanted to know where the low-income units will be. She further wanted sea level rise be addressed with this development.

Mr. Thomas stated the phasing will be all built within a year. This site will be above the flood plain even with sea level rise, and this is a condition of approval.

Board member Knox White commented on the Universal Design units needing kitchens, there are two designs but seems this could be better designed. In multifamily units the parking issues need to be addressed and connect with the Transportation Demand Management (TDM) plan. He thought the buildings could vary more across the seven designs, and some look identical and are side-by-side.

President Burton agreed the Universal Design issue could be looked at more closely, but wasn't sure how much could be done. He suggested looking at a parking solution. He commented on the site level where the fire access is a bike and pedestrian connection, but looking at the plan its stated as only turf-block. The streetscape is odd with a clumping of trees, and asked if this was intentional. The multifamily housing has a wedge on the plan, and he doesn't understand what is going on there, and looked like individual units are prominent but wants to see an overall sense of a building. He asked if there are any setbacks in the windows, and the three different types of siding were questioned. He further asked about elevations throughout the project.

Mr. Thomas commented on the multifamily buildings, and the ones facing the water, and the flow of building design with the Del Monte development.

President Burton requested the design come back to the Board.

Ms. Kathleen Livermore, City Staff, talked about the ground floor accessibility for the additional 24 units in the development, and commented that If kitchens are added downstairs, a parking space per unit will need to be omitted.

Board member Alvarez-Morrone stated aging in place suggests all living space at the ground floor level, kitchen, bath and bedroom, or a lift in the building. Having a kitchen on the second floor doesn't help the first floor living space.

Mr. Thomas stated that staff will go back to Lennar and the architect, he also read the 2012 Resolution approved by Council. He stated the concept was accommodating the disabled buyer.

Board member Zuppan stated this includes doors and grab bars, and not just an option at buying, but for people aging in place.

Board member Knox White motioned to continue the item.

Board member Zuppan seconded.

Motioned carried, 5-0

7.C. Alameda Landing Mixed Use Projects Annual Review - Catellus Alameda Development, LLC. The applicant requests a Periodic Review of two Development Agreements: the Alameda Landing Mixed Use Residential Project and the Alameda Landing Mixed Use Commercial Project, for the period from April 2013 through March 2014, as required under Zoning Ordinance Section 30-95.1 and a determination that the project is statutorily exempt under the California Environmental Quality Act (CEQA). The properties are zoned MX (Mixed Use Planned Development District). Staff requests a continuance. This item will be re-noticed.

Board member Zuppan motioned to continue the item.

Board member Knox White seconded.

Motioned carried, 5-0

8. MINUTES:

8.A. Draft Meeting Minutes - March 24, 2014 - Continued

8.B. Draft Meeting Minutes - April 14, 2014 - Continue for quorum

8.C. Draft Meeting Minutes - April 28, 2014 - Continued

9. STAFF COMMUNICATIONS:

9.A. Future Agendas - Mr. Thomas reported on upcoming agenda items. He asked the Board members to coordinate vacation schedules in August to ensure a quorum can be met for meetings.

9.B. Staff Communications - Zoning Administrator and Design Review Recent Actions and Decisions - Mr. Thomas reported there has been much work going on in the Permit Center with design reviews projects.

10. WRITTEN COMMUNICATIONS: None

11. BOARD COMMUNICATIONS:

Board member Alvarez-Morrone asked about In-n-Out Burger status at Alameda Landing.

Mr. Thomas stated CalTrans has decided to put in a cross walk to the site and In-n-Out submitted the building plans last week.

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

12. ORAL COMMUNICATIONS:

Mr. Craig Miott, commented on the City Center project. He stated that the sea plane lagoon is a center view of San Francisco. He suggested bringing a mobile nexus to the area and that a transit stop should be closer to the retail/economic development area. He

asked for more focus on parking be addressed. He noticed there is a visual block currently of SF, but more thought could be done to keep the view.

13. ADJOURNMENT: 9:15 p.m.