

APPROVED MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, OCTOBER 26, 2015

1. CONVENE

President Knox White called meeting to order at 7:11pm.

2. FLAG SALUTE

Board Member Mitchell led the flag salute.

3. ROLL CALL

Present: President Knox White, Board Members Burton, Henneberry, Köster, Mitchell, Sullivan. Board Member Zuppan arrived at 7:43pm, after item 7-A.

4. AGENDA CHANGES AND DISCUSSION

President Knox White moved Board Communications, for one item, in front of item 7.

5. ORAL COMMUNICATIONS

Mike O'Hara from Tim Lewis Communities gave an update on the Encinal Terminals site. He said they had a site tour and an additional public meeting to introduce the public process for the property.

6. CONSENT CALENDAR

None

*** 11. BOARD COMMUNICATIONS ***

President Knox White introduced a resolution of the Planning Board recognizing outgoing Board Member Dania Alvarez for her service.

7. REGULAR AGENDA ITEMS

7-A 2015-2191

PLN14-0701 - 2100 Clement Avenue - Applicant: City Ventures. Public Hearing to consider Design Review application for 52 Units on a 2.78 Acre Parcel Located at 2100 Clement Avenue and a Street Tree Replacement Plan. The proposal is categorically exempt from further review under the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332 Infill Development Projects.

Andrew Thomas, Assistant Community Development Director, introduced the item. The staff report and attachments can be found at:

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<https://alameda.legistar.com/LegislationDetail.aspx?ID=2485514&GUID=37A42B2F-357B-450F-A07F-96606C21062C&FullText=1>

Andrew Warner, of City Ventures, reviewed the changes to the plans made in consultation with the neighbors and Alameda Architectural Preservation Society since the staff report came out.

Board Member Sullivan asked about the landscape plan and gas grill source.

Mr. Warner clarified the tree choices in the landscape plan and that the grills would use propane canisters.

Board Member Mitchell asked about the “pass through” on the AUSD property.

Mr. Thomas gave an update on the discussions with the school district. He said that it would need to be agreed to by the time the plan check process was finished.

President Knox White opened the public hearing.

Steve Aced, from AAPS, spoke about the changes proposed at their request and said he wanted to make sure the final changes get reviewed.

Dorothy Freeman said she supported Christopher Buckley’s suggestion for the Clement street trees. She said as long as the recent changes outlined in the letters are incorporated, she is in support of the project.

Ginni Dofflemyer is also ready to support the project as long as the last items can be reviewed before the permits go forward.

President Knox White closed the public hearing.

Board Member Köster moved approval of the final revised draft resolution. Board Member Henneberry seconded the motion. The motion passed 6-0.

7-B 2015-2192

PLN15-0030 - 615 Haight Avenue - Applicant: Stefan Menzi on behalf of Joseph and Melanie Snell. An appeal of Design Review approval to allow raising an existing one-story residence a total of three (3) feet to convert the existing crawl space into a new habitable bottom floor. The resultant overall height of the structure will be twenty-one (21) feet tall, where the maximum height limit in the R-4 zoning district is 35 feet. The project is

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located within an R-4 (Neighborhood Residential) zoning district. This project is categorically exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301(e) - Existing Facilities - additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet. THE APPLICANT REQUESTS A CONTINUANCE UNTIL THE NOVEMBER 23, 2015 PLANNING BOARD MEETING.

7-C 2015-2205

PLN15-0198 - 1926 Park Street - Applicant: Bridgett Shank on behalf of Park Esquire, LLC. The applicant requests approval of Design Review and a Use Permit to construct an approximately 4,200-square-foot, five-building mixed use complex using repurposed shipping containers. Four (4) buildings will be single tenant office buildings, and one (1) building will be retail/café on the ground floor and a residential unit on the second floor and third floor. A Use Permit is required for ground floor office space and outdoor seating in the NP-G (North Park Street, Gateway) zoning district. This project is categorically exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15332 - Infill Development Projects.

David Sablan, Planner I, introduced the item. The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=2485518&GUID=92F0BD6B-4DB6-458A-A449-DAF459B3A552&FullText=1>

Board Member Burton asked about the stormwater runoff considerations.

Staff Member Sablan said that Public Works looked at the plan and found it to be compliant.

Staff Member Tai said that the small size of the lot does not require specific percentage requirements for pervious surface and that the landscaping in the plans would be an improvement over the current 100% impervious surface.

Board Member Mitchell asked about existing street lighting that may affect the design.

Staff Member Sablan said that the plan was reviewed to make sure there was enough clearance.

Board Member Burton asked about the process for getting permission for sidewalk encroachment.

Staff Member Thomas said they created a condition to continue working on that element in order to try and eliminate the elevation change and then get an encroachment permit for sidewalk seating.

Bridgett Shank, project architect, gave a presentation.

Board Member Zuppan asked about the off-site parking arrangement and what would happen if the parking agreement was not renewed.

Ms. Shank outlined the details for the nine off site spaces available for the site.

Board Member Mitchell asked about sidewalk widths.

The architect explained that the Park St. sidewalk is twelve feet wide, but there is currently asphalt encroaching into the sidewalk. She said Blanding has a six foot sidewalk.

President Knox White opened the public hearing.

Robb Ratto, Downtown Alameda Business Association, said the design is cutting edge and a great gateway project.

Red Wetherill, a neighbor and architect, said professionals should review the details of the plan instead of Planning Board members and staff.

Janet Koike said she supports the project. She said projects like this win over naysayers over time.

Rich Krinks said he supports the project. He said it is innovative and a difficult site.

Doug deHaan said there were several studies about the Park St. gateway and this design is not compatible with those findings.

Reyla Graber said she agreed with Mr. deHaan. She said the design would be appropriate for Alameda Point but not for the Park St. gateway. She said it is not inviting or attractive.

Janet Gibson said the design is not appropriate for the gateway. She said a park or bocce ball court would be more appropriate than this design.

Johanna Dehlinger said she fully supports the project and that the architecture will be an attraction instead of everything looking the same.

Dania Alvarez spoke in support of the project.

Carol Gottstein asked about disability access. She said she worried the green building would blow off in a storm or fall in an earthquake.

Joe Cloren asked how the runoff would work with flat roofs. He said he does not like the boxy design.

President Knox White closed the public hearing.

Board Member Henneberry said he will be supporting the project.

Board Member Mitchell said he does not want to see an empty lot or used car lot for another ten years. He said he was concerned about customer parking.

Board Member Burton said it was a good use for a difficult site.

Board Member Sullivan said she thinks we could have done better for a gateway project.

Board Member Zuppan said she is not enamored with the design, but she also does not want to have an empty lot stay there. She said she wanted to make sure the off site parking be in place in perpetuity if it is approved.

Board Member Köster said he is intrigued by the project. He said the cantilevered design is growing on him. He said he is comfortable with the new design.

President Knox White said the project creates a nice design transition between Park st. and the industrial uses down Blanding.

Board Member Burton said the small office spaces would fill a much needed gap in spaces available on Park st. He proposed a condition that requires mechanical equipment not be visible from the street, or screened if not possible.

Board Member Henneberry moved approval of the item with: condition suggested by Board Member Burton that mechanical equipment on the roof not be visible from the

street or screened if not possible; bringing back the materials and colors board for final approval before issuance of building permits, as suggested by Board Member Köster; and widening the seating area and obtaining the sidewalk encroachment permit. Board Member Mitchell seconded the motion. The motion passed 6-1 (Sullivan).

7-D 2015-2206

Final Review of colors, materials, and pediment design for a 31-Unit Affordable Housing Development. Applicant: TL Partners I, LP and City of Alameda Housing Authority (PLN15-0185). A final review of colors, materials, and pediment design for a 31-unit affordable, multiple-family building on an approximately .81-acre site within the MX Zoning District located on the northeast corner of Buena Vista Avenue and Sherman Street within the Del Monte Master Plan planning area.

Andrew Thomas introduced the item. The staff report and attachments can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=2485519&GUID=057EDFFC-04D9-47B2-8553-D184308CAE8D&FullText=1>

Steve, from BAR architects, gave a presentation and answered some materials questions from the board.

There were no public speakers.

Board Member Burton said he is strongly opposed to adding the pediments on this building. He said he liked the rich colors in the design.

Board Member Köster said he also is against adding the pediments. He said he liked the colors.

Board Member Zuppan said she liked the pediments.

Board Member Henneberry said the pediments do not look good and prefers not to have them.

Board Member Mitchell said he liked the colors, but not the metal mesh panels. He said he liked the straight line design without the pediments.

Board Member Sullivan said she liked the idea of some sort of pediment, but these pediments do not look good.

President Knox White said he also preferred the design without the pediments.

Board Member Mitchell moved approval of the design without the pediments. Board Member Henneberry seconded the motion. The motion passed 7-0.

7-E 2015-2207

Planning Board Rules and Procedures. Approve revisions to the Planning Board Rules and Procedures to improve the public hearing process.

Andrew Thomas gave the staff report. The staff report and attachments can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=2485520&GUID=35BD46C9-2F5C-45DB-9A3F-B29A7FCFE8B7&FullText=1>

President Knox White said he is interested in establishing consistency with other City Boards and Commissions. He said he wanted to give guidelines to staff and applicants on length of presentations in order to prevent extended meetings which he said is not in keeping with public participation and the Sunshine Ordinance.

Board Member Zuppan pointed out several areas for emphasis, clarification, or correction.

There were no public speakers.

Board Member Zuppan said she is supportive of the three minute limit for speakers. She said the ten minute limit for staff presentations should be aspirational, but be able to go beyond for large, important projects.

Board Member Mitchell said he is in favor of the change to three minutes per speaker.

Board Member Köster said there was confusion about how the dialogue works for items labeled public workshops.

President Knox White explained that going forward items would be specified as "Planning Board Workshops" and that traditional public workshops are not held in Council Chambers during a Planning Board meeting.

Board Member Burton said he was comfortable with the ten minute presentation limit.

Board Member Henneberry said he supports the three minute limit for public comment and making the presentation limit of ten minutes aspirational.

No action was taken.

8. MINUTES

None

9. STAFF COMMUNICATIONS

Andrew Thomas discussed the proposed date of December 7th for the Planning Board holiday dinner.

9-A 2015-2193

Zoning Administrator and Design Review Recent Actions and Decisions
No items were pulled for review.

10. WRITTEN COMMUNICATIONS

President Knox White referenced the letter from the neighbors of the proposed school for 500 Taylor. Board Member Zuppan asked to clarify what, if any, activities would be allowed in the evenings and on weekends.

11. BOARD COMMUNICATIONS

11-A 2015-2184

Report from the Boatworks - Ad-Hoc Sub-Committee

President Knox White said the committee did not meet. He said Board Member Mitchell would be joining the sub-committee for the next meeting.

11-B 2015-2185

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

Board Member Köster gave a report on the meeting.

President Knox White acknowledged the pink t-shirts the board purchased and was wearing in support of Breast Cancer Awareness Month and fellow board members.

12. ORAL COMMUNICATIONS

None

13. ADJOURNMENT

President Knox White adjourned the meeting at 10:05pm.