

**APPROVED MEETING MINUTES**  
REGULAR MEETING OF THE  
CITY OF ALAMEDA PLANNING BOARD  
MONDAY, MAY 13, 2013

1. CONVENE: 7:02 p.m.
2. FLAG SALUTE: Board Member Tang
3. ROLL CALL: President Zuppan, Vice President Burton, Board members Alvarez-Morrone, Henneberry, Knox White, Köster (arrived at 7:15), and Tang
4. AGENDA CHANGES AND DISCUSSION:

Andrew Thomas, City Planner, requested that item 6.A. be pulled from Consent and be continued May 29, 2013.

Vice President Burton motioned to approve.  
Board member Alvarez-Morrone seconded the motion.  
Motion carried, 6-0-1 (Köster arrived late)

5. ORAL COMMUNICATIONS: None

6. CONSENT CALENDAR:

**6.A.** Consideration of Determination of Consistency of the Proposed Fiscal Years 2013-2014 and 2014-2015 Capital Improvement Plan with the City of Alameda's General Plan. **Staff requests the Item be continued to the meeting of May 29, 2013.**

7. REGULAR AGENDA ITEMS:

**7.A.** Design Review Application PLN13-0060 and PLN13-0061 Design Review application to construct 253 residential units, two commercial spaces, internal roadways and alleys, parks and open spaces on 22.3 acres located at 2700 Fifth Street and commonly known as the "Alameda Landing Residential Project" Applicant: TriPointe Homes and Catellus.

Planning Manager, Mr. Andrew Thomas provided a briefing and update to the Board.

Mr. Bill Sadler, TriPointe Homes, provided a presentation to the Board.

Jill Williams, Architect, and Samantha Haimovitch, Landscape Architect, gave a presentation showing the different building designs and the accompanying landscaping for the project.

Mr. Thomas stated he is pleased by the amount of work the applicant has done on the project. He stated that the goal is to make 5<sup>th</sup> Street a very pedestrian and bike friendly corridor. The four blocks of buildings need to look great. This development will be different and unique.

Board Member Knox White asked when will there be a list of conditions of what the Home Owners Association (HOA) will handle.

Mr. Thomas stated this depends on when during the project issues arise.

Board member Knox White asked about the Resolution addressing 253 housing units plus two commercial spaces and are those commercial spaces designated. He stated that one of the plans for the affordable housing units is a plan the sub-committee asked the applicant not to move forward with.

Mr. Thomas stated the commercial spaces on Singleton are defined, and currently governed by the Master Plan. He stated that should an approval move forward on the affordable housing piece, staff can make a note and mention the removal of one.

Board member Knox White asked about the widening of streets in the residential areas. He further asked about block D on the map, why is there an additional 2'.

Mr. Matt Naclario, Public Works Director, addressed the questions and spoke on the city standards for streets, including curb widths. The exception is when we are accommodating bike lanes, but still keeping to the standard. He stated they will look into the 2' question.

Board member Knox White asked about the low fence height in the paseos.

Ms. Haimovitch stated that element hasn't changed from previously presented. This is designed for low planting.

Board member Knox White asked about the walls around the two commercial spaces on Singleton. He further asked for clarification on the step-up for the Universal Design units on the ground.

Ms. Williams explained the flush threshold vs. a step-up for both commercial and the residential units. The Universal Design units would need access from the sidewalk, which wouldn't be a ramp, but a gradual increase into the home.

Board member Köster asked about community gardens in the Open Space area.

Ms. Haimovitch stated the landscape design hasn't been completed, and HOA's will have a weigh in on the topic.

President Zuppan asked for clarification on the elements and landscape plan being conceptual only, and if so what is being approved tonight.

Mr. Thomas clarified the landscape palette is up for approval along with the conceptual plans (i.e., trash receptacles).

President Zuppan opened public comment period.

Susan Deutch, Vice-Chair Disabilities Commission, spoke in favor of Universal Design.

Christopher Buckley, resident, spoke on the 3-story homes and suggested some minor changes to the pop-up designs. He suggested maybe look at the Bayport as a model. He referred the Board to the North Park Street design manual for guidance.

Eleanor Alpert, she asked about how many parking spaces are designated for the 253 units, because she lives in Bayport and there is a parking issue there.

Mr. Thomas responded that every unit will have two parking spots, including garages.

Helen Sause, she wanted to thank the Board for the good plan and mix of attractive units. She asked about the streets with alleyways, are the lot coverage 100% and will there be breathing space. She asked about transit for the area, and small retail. She asked about providing housing over the flat roof retail.

Mr. Thomas responded by saying the lots on multi-family are almost 100%, and everything is alley loaded. Single Family Residents (SFR) will have a side yard, and transit will be the next phase. He stated the Catellus project will be providing its own transit service to BART, and retail space on the ground floor will be provided.

Jon Spangler, stated that he feels the color scheme should be brighter. He stated that there is not enough room for gardens or farm animals and feels the square footage of the homes should be reduced to provide for it.

Audrey Lord-Hausman, reiterated the need for Universal Design. She feels that there should be benches in the landscape design. She would like to see the street lights be forcing light downward, instead of upward.

President Zuppan closed public comment.

Board member Alvarez-Morrone stated her and Board member Tang had a chance to meet with the developers. She stated being pleased with the Universal Design element, and the green building element in the construction.

Board member Köster stated the design has come a long way and likes the designs and plans. He strongly feels that that a community garden and an area to for residents to grow a garden is a good selling point. He feels that the architecture on Fifth Street is

looking better, heights, pitches, etc. He agreed with the color comments. He commented on the 3-story vs. 2-story elements being more consistent. He clarified solar panels not be a requirement, but be considered by the developer. He feels that solar panels are a good idea for the homes.

President Zuppan asked if the requirements for a community garden or green building need to be decided at this meeting.

Mr. Thomas stated that they are reviewing design tonight. A review of the Development Agreement with Catellus would need to be done before adding the requirements for a community garden and green building standards.

Board member Knox White stated that the 36' street standard is too big and the streets should be designed to lower speeds, not increase them. He does not want to see a big wall on 5<sup>th</sup> Street and requests that the HOA not have control over the color of the homes, if an owner wants to change it.

Board member Tang commented on the standard of housing in Alameda, but would like to add a bit more flavor into the mix. He would like the design to be more useful for aging people, and more green construction brought into the designs.

Ms. Williams stated that Plan 1 of which there are 22 are universal design and Block D will have plans with a bedroom and bath on the first floor.

Board member Tang asked about the possibility of rooftop gardens.

Ms. Williams stated there are no plans for rooftop gardens.

Vice President Burton thanked the developer, design team, staff and the sub-committee for the hard work. The designs have changed dramatically from the first look. He commented on the Fifth street elevation and bringing the loft-style down from the corner. The multi-family buildings, "Alameda Style" he likes best and would like this incorporated into the other styles down the street. He agreed with Mr. Buckley's comments on the windows, and more details are needed to blank sides. He commented on the front elevations as well, lower roof need to be pushed up, and the mass needs to be more articulate.

Board member Henneberry wanted to say the sheer volume of information is a tribute to the hard work of everyone involved. He stated that the color palette could be lightened up. He agrees that the street width could be narrower.

President Zuppan thanked everyone who dedicated their time to this project, stating it has come a long way. She is pleased to see the universal design included. She stated the colors could use more attention, specifically the celery and blue color. She reiterated Vice President Burton's comments regarding the solid walls on backyards, and the pitch of roofs. She agreed with Mr. Buckley's comments on the windows, and having a

window schedule. She would like to see more visual interest in the vast spaces. She agreed the color choices should be left to the homeowners, but still have some level of consistency. She would like to see ideas for garden planting and landscaping together. She agreed on places for sitting, and street lights pointing downward, and more share of the street to bicycles and safety. She had a hard time with the fixtures in the landscaping, and fitting into the neighborhoods, its a bit hodge-podge. She loved the fact that landscaping is bay friendly.

Board member Knox White asked about the process.

Mr. Thomas stated he has prepared a list as they move forward for conditions and approvals.

Board member Henneberry asked about the downward facing lighting and didn't this Board approve that previously.

Mr. Thomas requested the Board adopt with the conditions being the Fifth Street elevations coming back, and color palette. Additional conditions being made but not coming back to the Board would be the HOA would not regulate colors, the Singleton cross-section be amended, the affordable housing portion, on block D make the changes, there is already a condition of approval on the lighting, bike parking, make sure benches are incorporated, and downward lighting, and the windows for SFR have no sandwiched grids. Specific issues on AS-1, AS-1.5, AS-1.1.7, more vertical variation in landscaping, Street C is a private street, but will connect.

Board member Knox White requested specific changes to the bike lane being increased.

Mr. Thomas noted the change.

Vice President Burton commented adding a foot to the bike lane could add an additional foot to the front yard on residences.

Mr. Thomas explained there is a 20' easement on the multi-use path on the western boundary. He asked if the request is to make it 10' asphalt for bike path and 5' on each side for landscape. The extra foot for bike can be from the landscape sides.

Board member Alvarez-Morrone asked if there was a window schedule would this make the decision easier.

Board member Knox White agreed with Vice President Burton that it makes sense to add the foot to the property owner's front yard setback.

Board member Knox White motioned to approve the Resolution as commented by staff and the Board.

Board member Köster seconded the motion.

Motion carried 7-0.

**7.B.** Tentative Subdivision Map Applications PLN13-0060 and PLN13-0061 for property located at 2700 Fifth Street to develop two subdivisions on a 19.1-acre property and a 4.2-acre property to implement the Alameda Landing Residential Project. Applicant: TriPointe Homes and Catellus.

Mr. Andrew Thomas, Planning Manager provided a background briefing and suggested modifying the Resolution with the approvals in item 7.A.

Board member Knox White asked about the transportation mitigation measures from the EIR and the conditions which state they are in accordance with the SEIR.

Mr. Matt Naclario, Public Works Director explained the conditions, and the locations.

Board member Köster asked about condition's 6 and 7 which state:

The applicant/developer shall establish a Homeowners Association (HOA) to provide funding for maintenance of all private improvements including private streets and alleys, TSM/TDM, landscaping in common areas, all bio-treatment areas, and retaining walls; and Street C (lots AI, AH, AG) will be a private street and shall be privately maintained by the HOA.

Mr. Naclario stated that the property has not been sold to the applicant yet and will need a lot line adjustment.

Mr. Thomas stated Alley M will be a dead end at Lot 51.

Board member Koster asked for clarification of item 6 on the Resolution. He further asked about item 7.

Mr. Thomas clarified item 6.

Mr. Naclario clarified item 7.

President Zuppan open the meeting for public comment, there were no speakers, the public comment closed.

Board member Knox White motioned to approve the Resolution with the changes made in item 7.A.

Board member Henneberry seconded the motion.

Motion carried 7-0.

**7.C.** Historical Preservation Ordinance Revision Conceptual Amendments to the Historic Preservation Ordinance and Design Review Ordinance to Streamline and Improve City Development Processes.

Mr. Andrew Thomas gave a brief overview of the proposed updates to the ordinance.

Board member Knox White asked if the majority of the Historical Advisory Board (HAB) support the changes.

Mr. Thomas commented on attendance at both meetings with HAB, and there was concern expressed regarding demolition of a property.

Board member Köster asked for clarification in 'alteration' on a home pre-1942.

Mr. Thomas explained the process currently, and what the proposed would be.

Board member Alvarez-Morrone asked about the definition of 'demolition'.

Mr. Thomas stated that the boards can determine a definition of 'demolition', or consider changing the percentage, or look at all character details of the building. The HAB stated the pre-1942 study list was determined in the 1970's.

President Zuppan opened the meeting for public comment.

Jon Spangler, stated that if someone were to take 50% of the gingerbread off of a 1900's victorian it would be sacrilege. Being a homeowner of a historic building comes with a stewardship. Demolition should be anything more than half, or half of the historic aesthetics, as in ruining the character of the building.

President Zuppan closed the public comment period.

Board member Knox White commented on the reasons why we have design review. The Study List is a pseudo-official list as there has been no official designation from City Council.

Board member Alvarez-Morrone agreed being in support of the staff recommendations.

Board member Henneberry agreed to support staff and Board recommendations.

Vice President Burton agreed with the recommendations.

Board member Tang had no comments.

Board member Köster agreed with Knox White on going through the study list for accuracy. He commented on the yellow house on Buena Vista. He further commented on colors.

Mr. Thomas commented that any work on a building that doesn't trigger a building permit means the homeowners are free to do what they want.

President Zuppan asked about the Study List and the Pre-1942 structure list, does this cross reference.

Mr. Thomas stated that some do not, and the Study List was a survey of potential landmarks.

President Zuppan commented the Study List is an administrative issue that needs to be addressed.

Mr. Thomas stated joint meetings have worked in the past, and from a staff perspective its a winning concept for any call for review.

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

Board member Köster seconded the motion.

Motion carried 7-0.

President Zuppan asked about the process for a joint meeting with voting and quorum with design review issues.

Mr. Thomas explained two different scenarios.

**7.D.** Housing Element Update Proposed schedule and process for the amendment to the Housing Element for the period 2014-2022.

Mr. Andrew Thomas provided this item as an informational item, and he provided a brief overview.

Board member Knox White asked for a schedule at the next meeting.

**7.E.** Planning Board Bylaws. Proposed amendments to the Planning Board Bylaws to simplify the annual election of officers to eliminate the requirement that the election be postponed until such time that all seven seats are filled by the Mayor and City Council.

Mr. Andrew Thomas provided an overview regarding Bylaws.

President Zuppan explained the natural rotation with longest standing member. She opened the meeting for public comment.

Jon Spangler, he wanted to remind the Board with what happened with the Transportation Commission a couple years ago. There were no appointee from the Mayor and the TC had no quorum and the ability of no work could be done. He asked they look at full transparency.

Public comment was closed.

Board member Knox White said he would not approve this tonight, as this is a standard for all other boards and commissions. He asked a recommendation to Asst. City Manager look at this request before moving forward with procedures.



Vice President Burton commented that if the City just did a realignment and we are asking for this, it makes sense, but without full knowledge of the process he is hesitant.

Mr. Thomas stated staff will look into this item and bring it back to the Board.

**7.F.** Election of Planning Board Officers. The Planning Board will elect a new President and Vice President for the upcoming year, as required by the Planning Board ByLaws

Mr. Thomas asked for nominations for President.

Board member Knox White nominated Vice President Burton for President.

Board member Henneberry second.

Motion carried. 7-0.

Board member Knox White nominated Board member Henneberry for Vice-President.

Board member Alvarez-Morrone seconded the motion.

Motion carried 7-0.

#### 8. MINUTES:

Minutes of April 8, 2013 (Pending)

Minutes of March 25, 2013 (Pending)

Minutes of March 11, 2013

Board member Knox White motioned for approval with edits.

Board member Koster seconded the motion.

Motion carried 4-0 (Absent Henneberry, and new members not onboard yet)

Minutes of February 25, 2013

Board member Knox White motioned for approval with edits.

Board member Henneberry seconded the motion.

Motion carried 4-0.

#### 9. STAFF COMMUNICATIONS:

##### **9.A.** Future Agendas

Mr. Thomas gave a overview of upcoming projects.

**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.

Board member Knox White commented that since the last meeting the City's website has been updated and changed and there is no information on the 43 chain link fence issues.

He asked this item to be continued to the next meeting.

10. WRITTEN COMMUNICATIONS: None

11. BOARD COMMUNICATIONS:

**11.A.** Report from Alameda Landing Residential Design Review Ad-Hoc Sub-Committee

Mr. Thomas requested this item be continued and expand until June 2013 to include the retail portion of the property design.

Board member Henneberry thanked the Board for the nomination to Vice President.

President Zuppan thanked the Board for allowing her to be seated as President.

12. ORAL COMMUNICATIONS: None

13. ADJOURNMENT: 10:59 p.m.