

APPROVED MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, APRIL 24, 2023

1. ROLL CALL

The meeting was called to order at 7:00 p.m.

** Members of the public can participate in person or remotely via Zoom.*

Present: Vice President Hom and Board Members, Teague, Seheba, Cisneros*, Ariza, and Curtis.

Absent: President Ruiz

*Board Member Cisneros arrived after roll call.

2. AGENDA CHANGES

None.

3. NONE-AGENDA PUBLIC COMMENT

None.

4. CONSENT CALENDAR

4-A 2023-2993 - *Draft Meeting Minutes - February 27, 2023*

Minutes can be found here:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6173139&GUID=BAA78D93-5D46-469A-8660-0EFB936FBCA8&FullText=1>.

Board Member Teague pulled the minutes and they were moved to the Regular Agenda Items.

4-B 2023-2999

PLN23-0116 - 1413 Park Street - Triumphant Life Church Conditional Use Permit - Applicant: Adriano Silva for Triumphant Life Church of Alameda, Inc. Public hearing to consider a conditional use permit to allow community assembly inside an approximately 3,300 square foot commercial storefront. General Plan designation: Community Mixed-Use. Zoning designation: C-C-T, Community Commercial, Theater Combining District. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities and Section 15183, projects consistent with General Plan and Zoning. Item continued to May 8, 2023 Planning Board Meeting.

This item has been continued to the May 8th meeting.

5. REGULAR AGENDA ITEMS

5-A 2023-3003

PLN23-0112 - Alameda Point Block 10 - Parcel Map 11349 - Applicant: Marilyn Hubbard on behalf of Alameda Point Partners, LLC. Public hearing to consider a Draft Resolution recommending City Council approve Parcel Map 11349 to subdivide a 4.12 acre parcel, Block 10 of Alameda Point Site A, into two separate parcels. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines Section 15315, Minor Divisions of Land.

David Sablan, Planner II, introduced this item (*3:49). The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6173141&GUID=BEDB757B-7212-4CA5-B09A-AD9B879B2D69&FullText=1>.

Board Clarifying questions start at the *6:29 minute mark of the video.

Public Comment for item 5A

No public comments

Action taken for item 5A

Board Discussion starts at the *11:30 minute mark of the video.

Board Member Teague made a motion that the city Council accept this parcel map as given without the provision that they check the number. Board Member Ariza seconded the motion. A roll call was taken and the motion passed 6-0.

5-B 2023-3004

Design Review - Corica Park Golf Course Fire Tower Beautification Project - 1 Maitland Drive (Island Drive and Clubhouse Memorial Road) - Applicant: Greenway Golf Associates, Inc. Public hearing to consider Design Review for the Corica Park Golf Course Fire Tower Beautification Project. The proposed project consists of a mural that wraps onto all four sides of the Fire Tower and a landscape and fencing plan that creates a landscaped gathering place on the grounds surrounding the tower. The project also includes repair and repainting of existing windows and the wrought-iron fire escape on the west facade of the tower. The application is Categorically Exempt from further review under CEQA pursuant to CEQA Section 15301 Existing Facilities, 15303 New Construction or Replacement of Small Structures, and 15183 Projects Consistent with General Plan and Zoning.

Andrew Thomas, Planning Building & Transportation Director, introduced this item and gave a presentation (*15:07). The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6173142&GUID=9BE36045-2F37-4CDD-A2C3-850DCB8541D1&FullText=1.>

Board Clarifying questions start at the *17:07 minute mark of the video.

Public Comment for item 5B

There were no public speakers.

Action taken for item 5B

Board discussion start at the *27:54 minute mark of the video.

Board Member Cisneros made a motion to approve the design review with the conditions that the applicant come back with different mural options for the board to consider based on the comments provided. Board Member Curtis seconded the motion. A roll call vote was taken and the motion passed 6-0.

4-A 2023-2993 - Draft Meeting Minutes - February 27, 2023

Minutes can be found here:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6173139&GUID=BAA78D93-5D46-469A-8660-0EFB936FBCA8&FullText=1.>

Board discussion start at *39:15.

Public Comment for item 4A

There were no speakers.

Action taken for item 4A

Board Member Teague made a motion to approve the minutes as written and Board Member Ariza seconded the motion. A roll call vote was taken and the motion passed 5-0 with Vice President Hom abstaining due to his absence at the meeting.

6. STAFF COMMUNICATIONS

6-A 2023-2991

Planning, Building and Transportation Department Recent Actions and Decisions

Recent actions and decisions can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6173137&GUID=2201CBA2-A6BB-41AB-A8ED-D6290460CA1B&FullText=1.>

6-B 2023-2992

Oral Report - Future Public Meetings and Upcoming Planning, Building and Transportation Department Projects

Director Thomas discussed (*48:46) what items and projects to expect for in upcoming meetings.

6-C 2023-3005

Upcoming May 2023 Planning Board Meetings

Staff communications and exhibits can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6173143&GUID=1F7A6F41-840C-4AA8-A28E-4C89FF28E2B5>.

7. BOARD COMMUNICATIONS

Board Member Teague (*52:12) had questions when the new Zoning information would be updated on the muni code.

Director Thomas said he would look into that.

8. NON-AGENDA PUBLIC COMMENT

None.

9. ADJOURNMENT

Vice President Hom adjourned the meeting at 7:54 p.m.

**refers to the minute mark in the video*