

**Minutes of the Regular Planning Board Meeting
Monday, July 24, 2006**

1. CONVENE: 7:07 p.m.
2. FLAG SALUTE: Member Mariani
3. ROLL CALL: President Cunningham, Vice-President Cook, Ezzy Ashcraft, Kohlstrand, Lynch, Mariani and McNamara.

Also present were Assistant City Attorney Donna Mooney, Planning Services Manager Andrew Thomas, Planner III Douglas Garrison and Executive Assistant Latisha Jackson.

4. MINUTES: Minutes for the meeting of July 10, 2006

Member McNamara noted that in Oral Communications at the beginning of the meeting, the comments she made supporting a public forum to discuss the pros and cons of putting Measure A on the ballot were not referenced in the minutes. She would like to have those comments inserted in the minutes.

Member Ezzy Ashcraft noted that page 4, paragraph 3, should be changed to read, "Member *Ezzy Ashcraft* ~~Kohlstrand~~ noted that the City Charter stated that the Planning Board may have power to investigate and recommend..."

Member Ezzy Ashcraft noted that the Charter was more specific than that, and stated that the "Planning Board *shall* have such powers and duties..."

Member Kohlstrand noted that page 11, paragraph 6, should be changed to read, "Member Kohlstrand commended staff and commended Catellus for their work, and believed *the project was getting to the point where it was close to being a fairly good Measure A-compliant project for this site*. ~~This would be one of the best Measure A-compliant proposals Alameda had seen.~~

Member Kohlstrand noted that page 11, paragraph 6, should be changed to read, "She believed this plan ~~did not reflect~~ *reflected* what the citizens of Alameda desired *because it did not address the land use and density issues*."

Member Kohlstrand noted that page 11, paragraph 6, should be changed to read, "She continued to advocate the alternative for the purposes of advancing the *land use* and parking discussion with respect to Measure A."

Member Kohlstrand noted that page 12, paragraph 4, should be changed to read, "Member Kohlstrand noted that she preferred public streets, and *though she* understand that there was a

maintenance benefit *to private streets, she still preferred the public streets.*”

Vice President Cook noted that page 4, paragraph 2, should be changed to read, “*Vice President Cook noted the Board discussed Measure A many times in relationship to projects before us, and believed that the issue was being brought forth by the citizens because City leadership was not discussing it at this time.*”

M/S Ezzy Ashcraft/Kohlstrand to approve the minutes for the meeting of July 10, 2006, as amended.

AYES – 6; NOES – 0; ABSTAIN – 1 (Mariani)

5. AGENDA CHANGES AND DISCUSSION:

President Cunningham advised that a speaker slip had been received for Item 8-B.

M/S Cook/Ezzy Ashcraft and unanimous to move item 8-B to the regular agenda.

AYES – 7; NOES – 0; ABSTAIN – 0

6. ORAL COMMUNICATION:

Mr. Michael Krueger, 2145 Santa Clara Avenue, Apt. E, spoke in reference to more affluent families using public transportation and provided statistical data gathered by National Resources Defense Council to prove that these families use public transportation if alternative modes were available. He hoped that with civil and thoughtful discussion would bring possible sensible modifications to Measure A and further exploration of improved development in the future may come about.

Member Mariani noted that if the citizens of Alameda wanted Measure A to be placed on the ballot, there were procedures in place to reach that goal.

Mr. Karen Butter, 1027 Foster Street, League of Women Voters, noted that the League had presented a letter, copying the Planning Board, requesting that Measure A be put on the ballot. She noted that the League had no position on whether Alameda Point should be exempt from Measure A, but believed that the public conversation regarding this issue should be encouraged.

7. 2006-2007 ELECTION OF PLANNING BOARD OFFICERS:

M/S Cunningham/Ezzy Ashcraft and unanimous to nominate Member Lynch as President.

AYES – 7; NOES – 0; ABSTAIN – 0

M/S Lynch/Cunningham and unanimous to nominate Vice President Cook as Vice President.

AYES – 7; NOES – 0; ABSTAIN – 0

8. CONSENT CALENDAR:

8-A. Proposed Recommendation to Rename Tinker Avenue to Willie Stargell Avenue (DV).

President Cunningham advised that a speaker slip in favor of Item 8-A had been received.

The public hearing was opened.

Ms. Diane Lichtenstein, 633 Sand Hook, spoke in support of renaming Tinker Avenue to Willie Stargell Avenue. She noted that streets available for renaming had been included in the staff report, and she suggested that in keeping with community street name conventions (flowers on Bay Farm Island, and bird names in Harbor Bay), the residential streets in the grid be considered to be renamed in a similar fashion.

The public hearing was closed for Board discussion.

Member Ezzy Ashcraft believed that the Historical Advisory Board was responsible for street naming, rather than the Planning Board.

Mr. Thau noted that the Historic Advisory Board could place street names on the list, and the Planning Board could recommend to City Council whether the name was appropriate for the street.

M/S Cook/Ezzy Ashcraft and unanimous to adopt Planning Board Resolution No. PB-06-24 to recommend to Council to rename Tinker Avenue to Willie Stargell Avenue.

AYES – 7; NOES – 0; ABSTAIN – 0

8-B. **PD06-0001 and DR06-0054 – Habitat for Humanity – 626 Buena Vista Ave. (DG).** The applicant requests approval of Planned Development and Major Design Review applications allowing the construction of eight new dwelling units consisting of four two-story duets on a lot previously used as a carwash. The project site is zoned R4-PD Neighborhood Residential District—Planned Development Zoning District. **(Applicant requests continuance to the meeting of August 14, 2006).**

M/S Cook/Ezzy Ashcraft and unanimous to move item 8-B to the regular agenda.

AYES – 7; NOES – 0; ABSTAIN – 0

Mr. Garrison summarized the staff report.

The public hearing was opened.

Ms. Jackie Keenan, 617 Pacific Avenue, noted that several neighbors had concerns about this project, and inquired about a neighborhood meeting. Mr. Garrison stated that he believed it would be held Monday, July 31, 2006. Ms. Keenan supported a neighborhood meeting so the neighbors may discuss their concerns.

The public hearing was closed.

Item continued to the meeting of August 14, 2006.

9. REGULAR AGENDA ITEMS:

- 9-A. **GPA06-01, MPA06-01, DP06-01, EIR06-01 –Catellus Mixed Use Development (AT).** The applicant requests approval of a General Plan, Master Plan and Development Agreement Amendments and certification of an EIR to replace 1,300,000 square feet of approved but not yet constructed office and research and development uses with 400,000 square feet of office use, 300,000 square feet of retail shopping use, 20,000 square feet of health club, and up to 300 residential units. The site is located in the MX (Mixed Use) Zoning District which is located south of the Oakland Alameda Estuary, north of the College of Alameda and the Bayport Residential Project, east of Coast Guard Housing, and west of Webster Street.

Mr. Thomas summarized the staff report, thanked the Planning Board members for the edits and changes that they provided and recommended that the Planning Board hold a public hearing, review pertinent information and forward this item to the City Council.

Ms. Karen Auschler, SMWM, design consultant, continued the presentation and discussed the amendments to the Master Plan.

Mr. Marcus addressed the Board and thanked them for their time and impact and reiterated that the plan is Measure A-compliant and CEQA-compliant. He explained why a vote was needed at this Planning Board meeting.

President Cunningham noted that more than five speaker slips had been received.

M/S Kohlstrand/Lynch and unanimous to limit the speakers' time to three minutes.

AYES – 7; NOES – 0; ABSTAIN – 0

The public hearing was opened.

Mr. John Knox White, Chair, Transportation Commission, distributed a document to the Board and summarized its contents. The memo requested that streets and intersections not be widened, that speed limits be limited to 25 mph, all EIRs include an analysis of the effects of the project on the City's transit, pedestrian and bicycle environment, including the surrounding areas.

Mr. Thomas advised that the Public Works Department had submitted comments on the Transportation Commission's recommendations.

Mr. Ed Clark, President, Board of Directors, West Alameda Business Association (WABA), 1553 Webster Street, spoke in favor of this item, and complimented the applicants in working with residents and businesspeople in the surrounding neighborhood. He emphasized that because the provisions of the Memorandum of Understanding (MOU) are consistent with City goals, they asked the Planning Board and City Council to continue to incorporate the terms of the MOU in the Master

Plan and other agreements negotiated by the City with respect to the development of Alameda Landing.

Mr. Sandip Jariwala, WABA, 1628 Webster Street, spoke in favor of this item, and believed the project provided good visibility for West Alameda. He believed it was critical that the terms that had been agreed to would be enforced in the future.

Mr. Michael Krueger, 2145 Santa Clara Avenue, Apt. E, was pleased to see the Planning Board's recommendations included in the staff report. He addressed the issue of the staff report (page 13, Part K, #4) regarding landscaping, and did not want the shade to be sacrificed. He noted that the larger long-term issue is consistency with Alameda Point transportation strategy and addressed the possibility of a lift bridge for pedestrians and bicyclist.

Mr. Jermaine Garrett and Ronald (Luhar), Alameda Boys and Girls Club, both spoke in favor of this item, and noted that Alameda Landing would provide the opportunity for part-time jobs for students. He was in favor of being able to walk to work.

Ms. Roberta Rockwell, Miracle League, 1322 Sherman Street, spoke in favor of this item, and described the Miracle League baseball team. She noted that Dan Marcus and Catellus had donated an acre of land for use by the Miracle League team that is near parking and the waterfront. She invited the Board to attend their opening day.

Mr. George Phillips, Director, Alameda Boys and Girls Club, PO Box 1069, spoke in favor of this item, and suggested that the buildings have air conditioning. He noted that the original Boys and Girls Club had a presence in this area of Alameda Landing for many years. He noted that the Club members needed jobs within walking distance of the Club and encouraged the Board to keep that in mind going forward. He noted that he had a previous career in retail, and had a sense of the challenge faced by Catellus to nail down commitments from desirable retailers.

Mr. Jim McPhee, Cushman & Wakefield, 924 Grosvenor, Oakland, representing Clif Bar, spoke in favor of this item. He noted that he had reviewed several attractive proposals for Clif Bar and added that the Catellus proposal was very compelling, particularly with respect to sustainability. He noted that the LEED-certified building was very attractive, and complimented the applicants on their environmental sustainability.

Mr. Barry Cohn, BT Commercial, 555 – 12th Street, Oakland, spoke in favor of this item and noted that he had worked on this project with Catellus for about 10 years.

Mr. Italo Calpestri, 1504 Park Street, spoke in favor of this item. He believed this project improved the retail emphasis at the north end of Webster Street, making a waterfront destination on the Estuary a very important part of this concept. He supported the additional retail for Alameda residents in this area, and noted that it should reduce retail leakage in Alameda.

Mr. Jim Franz, 1320 Walnut, spoke in favor of this item. He believed this project would be a wonderful opportunity for the West End residents, both as a destination for Bay Area residents and for an opportunity for jobs in the retail sector.

Ms. Alice Garvin, 1717 Dayton, spoke in favor of this item and was pleased to see the City and the Navy moving forward.

Ms. Cathy Leong, 48 Kara Road, spoke in favor of this item and supported the previous speakers' statements. She noted that Catellus had been very responsive to the Planning Board's concerns throughout this project. She believed this project would attract new residents and shoppers to the West End, and should prevent further retail leakage. She noted that the waterfront as it currently stands is blighted, and believed this project would change that.

Mr. Glen Schimelppeenig spoke in favor of this item, and believed this project would alleviate the current blight on the West End.

Mr. Bill Garvine, 2828 Marina Drive, spoke in favor of this item as a resident. He thanked Catellus for the many opportunities he and his family had enjoyed to provide public input into this process and final design. He supported the opportunity for retail leakage to be reduced. As a youth baseball coach, he was particularly grateful for the inclusion of Miracle League.

President Cunningham noted that his family members had been recipients of Mr. Garvine's coaching skills.

Mr. Irv Hamilton, 420 Cola Ballena, spoke in favor of this item. He noted that Catellus was a public relations client of his, but was speaking on behalf of a friend, Victor Jin. Mr. Jin had submitted a letter to the Planning Board, which he read into the record:

"To All Members of the Planning Board:

Please support the proposed revisions to the Catellus Mixed Use development project known as Alameda Landing. The original plan was ideal for that time period and real estate market. However, the real estate market has changed dramatically, especially the demand for office space. The proposed revisions make more economic sense and bring more of a balance of what the City and its citizens need, with a better mix of office, retail and more housing. Your "yes" vote on the proposed revisions will be greatly appreciated."

Mr. Ashley Jones, 1040 Fair Oaks Avenue, asked if there were limits on square footage on the big buildings at the project site. He expressed concern that if there was no square footage limit, a big box store such as a WalMart may be placed there.

Ms. Gail Wetlork, submitted a speaker slip, but did not speak.

Ms. Diane Lichtenstein, 633 Sand Hook, spoke in favor of this item, and applauded Catellus on its proposal. She echoed the other comments, and reminded the board of the Webster Street linkage, and of the West End's importance.

Mr. Robb Ratto, Executive Director, Park Street Business Association, spoke in favor of this item. He described the background of this project, and supported moving forward with this process.

Ms. Barbara Mooney, business owner, 1421 San Antonio, spoke in favor of this item and noted she was very impressed with Catellus' proposal. She believed Clif Bar was the kind of corporate citizen Alameda should be working with.

Ms. Kathy Wagner, Mariner Square Athletic Club/Spotlight on the Square, business owner, 2227 Mariner Square Loop, spoke in favor of this item. She looked forward to being able to shop at Alameda Landing, and noted that she was looking forward to opening a new club at that location. She noted that Catellus had met nearly all of the City's requests.

Ms. Diana Thomas, Acting General Manager Mariner Square Athletic Club, 2227 Mariner Square Loop, spoke in favor of this item, and noted that Catellus had treated them as a true partner. She supported Catellus' environmental responsibility.

Ms. Sandy Berry, Cornish & Carey Commercial, 2804 Mission College Blvd. #120, Santa Clara, spoke in favor of this item and noted they were the leasing agent for this Catellus project. She noted that they were passionate about the vision of the proposed project and the retail activity; she believed this was a truly visionary project that the City could be proud of. She described the live/work/play nature of this mixed used project that would be a gathering place in Alameda.

Ms. Gretchen Lipow, 2242 San Antonio, inquired about the buildings listed in the plan on Fifth and Moseley and wanted to make sure big structures weren't going in. She was quite concerned about the aesthetic impacts of that possibility, which only used the first floor for functionality. She was concerned about the traffic and aesthetic issues.

Ms. Pat Bail hoped the applicant planned to plant all the trees mentioned in the presentation. She wished to discuss the issue of the open space where it appears Tinker Ave. is encroaching on the open space near the College of Alameda baseball field. She hoped that while the final contract with the College is being worked out, that the Alameda Youth Football League use that practice field, along with the new artificial turf field. She believed that the College's open space was an important asset. She suggested that the project contain two soccer fields, two baseball fields and one football field. She inquired whether this project would be redone because of the lowered residential demand. She noted that if this was a walled community, she suggested that be re-examined due to the negative impact of Bayport being walled off from the rest of the community. She noted that this item is Measure A compliant, and she urged the Planning Board to consider that was a Charter amendment passed in 1973 to protect the Victorians and prevent high density in town. She inquired about the extra space that remained when the number of homes was reduced.

Ms. Helen Sause, 816 Grand Street, spoke in favor of this project. She wished to address the circulation of the shuttle, and did not believe the shuttle should just bring people to bus stops; she believed the shuttle should run the length of Webster Street, which would enliven the retail shops. She hoped that the ongoing dialogue between the public, the Planning Board, the Developer and staff would continue for a project this size.

Mr. Jon Spangler, 1037 San Antonio Avenue, spoke in favor of this item. He echoed the comments of Mr. Knox White, Mr. Krueger and Ms. Sause. He supported placing showers in each office building for those who bike to work. He inquired whether the TDM manager would be a full-time, permanent job. He inquired whether there would be wake control and protection for the waterfront plaza. He emphasized the importance of a zero net energy use design throughout the project for the LEED certification.

Mr. Hadi Monsef, Alameda Association of Realtors, PO Box 1353, spoke in favor of this item and noted that the AAR unanimously endorsed this project.

Mr. Walt Jacobs, 28 Balleybay, immediate past president of Alameda Chamber of Commerce, spoke in favor of this item, which he believed would be a great asset to the City.

Ms. Anita Ng, 1529 Webster Street, spoke in favor of this item and hoped this project would bring more shoppers to the West End of Alameda.

Ms. Melody Marr, CEO, Alameda Chamber of Commerce, 1416 Park Avenue, noted that the Chamber supported this project wholeheartedly. She appreciated the applicant's willingness to listen carefully to the residents and surrounding business owners. She noted that the Chamber of Commerce president could not attend, and she read the comments into the record:

“Dear Members of the Planning Board,

As a representative of the Alameda Chamber of Commerce, I would like to express our strong support for the Alameda Landing project in its current form. We believe this project offers tremendous benefits to the people of Alameda, as well as an attractive site for new businesses. The project is already bringing commercial tenants that will offer a substantial positive economic impact to the City of Alameda. This type of waterfront development is a giant step in developing our blighted waterfront areas into multiuse spaces that will benefit the entire community. I urge you to vote your approval of the project now to avoid any further delays in the development process. Thank you for your consideration.

Sincerely,
Rich Warren, President
Alameda Chamber of Commerce”

She noted that she also had an email from Patty Jacobs, a member who could not be present at this meeting, who as a member of GABA wholeheartedly supported this project. She noted the names of other members who did not wish to speak: Bruce Reeves (Reeves & Seidler), Barbara Marchand (Marchand & Associates), Gale Wetlork, Allison Bliss (Allison Bliss Consulting), Renée Kellogg (RK Promotions) and Bernie Matthews (a retired police chief). She and the aforementioned people urged the Planning Board to certify the EIR and to grant all necessary approvals for this project in order to forward it to the City Council.

Ms. Marilyn Schumacher, 1829 Clinton, spoke in favor of this item. She wished to bring the “freeway” of the Estuary to the Board’s attention, and noted that an effective town dock, such as in Sausalito, could be an economic boon to the City.

Ms. Barbara Price, PK Consultants, spoke in favor of this item, and noted that she worked with Catellus on this project. She read the following letter into the record in favor of this item:

“Honorable Planning Board members:

I am writing as a resident and homeowner in Alameda for the last five years. During this time, I have observed the tedious process required for some projects to receive approval, and speak with others through out governmental approval process. I would like to suggest that the degree of rigor with which projects are recommended and approved related to the factors independent of whether there is a community concern, and whether it fits into Alameda’s plans and goals.

I have just finished reading the draft EIR for the Alameda Landing project. The project has changed due to the market conditions, and the changes will generate more housing and commercial space, more recreation areas and additional revenues to Alameda through the sale of acreage to afford the additional housing. All projects respond to the best knowledge available for the future. If they did not, many more would fail. It appears consistent with the City’s goals and additional housing, in particular affordable housing, and provides additional jobs, as well as a semi-self-contained community, like what is being planned for at Alameda Point. I would provide more retail and commercial options for current residents of Alameda, as well as making our City more robust economically.

We all know that the longer the planning process, the more expensive the project, and frequently, the end result is less than originally projected and planned. In time, we are competing internationally for building materials, additional time, costs, money, and we have seen every major project undertaken.

As someone who is deeply concerned about the environment, it appears that the environmental issues are handled well. New State standards establish requirements for news buildings and the conservation of energy, or to put it in the other way, require less energy use. Let us put an underused asset to work in the near future. I am encouraging you to give this

project your approval.

Yours truly,
Stanley M. Shipman
Norwich Road”

Ms. Price read the following letter into the record:

“Ladies and gentlemen:

I am a real estate broker who has worked in the Bay Area for almost 20 years. I have watched with interest these last few years the development of new retail in Alameda. In fact, Bruce Knopf invited me to be a speaker for a presentation on retail in Alameda citywide retail strategy a few years ago. I believed at the time, and still do, that Alameda can have it all. In our business there is a thing called synergy. Because of retail’s organic nature, the synergy created within a shopping center and/or retail center is an important component in what makes shopping interesting and exciting.

I urge the Planning Board and City Council to support Alameda Landing EIR. This will afford an opportunity for additional quality retail to be built in conjunction with the other shopping areas of Alameda will offer citizens a quality of life than can become the highlight of the Bay Area.

Christine Furstenberg
Metrovation Brokerage”

Ms. Tracy Jensen, 3112 Gibbons Drive, spoke in favor of this item. She complimented the Board’s oversight of this process, and Catellus on its responsiveness and commitment to green building standards. She believed this project would give children a good chance to see Alameda’s heritage as an island city.

Ms. Lorre Zuppan, 2986 Southwood Drive, spoke in favor of this item. She noted she was a member of the Economic Development Commission, and was also speaking as a private citizen. She had voted for this project as a member of the EDC, and lauded Catellus for the concessions it made on behalf of public spaces. She believed Clif Bar would be an excellent tenant, and did not wish to lose them to delays.

Mr. David Kirwin, 1416 Seminary Avenue, spoke in opposition to this item. He expressed concern that the artist renderings would not resemble the project when built. He was hesitant about the classification of Mixed Use, and inquired why each area was not classified separately (Residential, Office, Open Space, etc.). He was concerned that the Mixed Use classification would become a grab bag. He didn’t believe the green space would be big enough for children to play.

Mr. Richard Lyons, Wordel Rosen Black & Dean on behalf of Clif Bar, 18 Shannon Circle, spoke in favor of this item. Clif Bar liked the concept of reusing a building, and that its LEED certification was an important aspect of the design. He noted that the Mixed Use zoning was a critical aspect of the project would give employees things to do before and after work. He appreciated the general community support, and added that it would be important to Clif Bar to move forward on this project.

Mr. Seth Hamalian, 3333 Fernside Blvd., spoke in favor of this item. He complimented Catellus on their quality as a partner with the City as a result of partnerships in other cities that he has experienced. He acknowledged residents' concerns about moving forward before every detail has been finalized, and believed that Catellus has provided a great deal of interaction and positive reflection of residents' feedback in developing this project.

Mr. Sam Koka, 802 Pacific, submitted a speaker slip, but was not in attendance to speak.

Ms. Sherri Steig, Executive Director, West Alameda Business Association, PO Box 215, spoke in favor of this item. She asked that the WABA MOU with Catellus be integrated into the project. WABA believed that the BART shuttle should be included in the Master Plan. She noted that new retail should strengthen existing retail; that the City should strengthen the role of Alameda's main street districts as the City's concentration of specialty shops; and that new retail should not have significant long-term deleterious affects on existing retail.

The public hearing was closed for Board discussion.

President Cunningham called a five-minute recess.

President Cunningham wished to address certain questions and asked staff to address conditions of retail. He noted that it had been the City's preference not to have walled communities, and added that the walls in Bayport were required by an EIR.

Mr. Thomas noted that there were no sound walls planned for the project. He noted that there was a limit on the total amount of retail in the project to minimize impacts on Webster Street.

In response to an inquiry by President Cunningham regarding the Board's role in the Tinker project, Mr. Thomas replied that the first two lanes of the Tinker Extension Project had been built already. The City's plan was to continue that extension so that a new intersection at Webster Street would be created. He described the layout of the extension and noted that it was a separate project than the Catellus project before the Board.

Vice President Cook noted that she had provided very detailed comments to staff and that some of her comments were not included. She noted that the Master Plan did not include the Miracle League field, nor did it include anything requiring a water taxi. She added that there was nothing requiring a shopping center in Subarea 3. She wanted to ensure that all the details were included in the document.

She believed there was some retreat from the language requiring a mix of uses, and noted that page 9 should include “residential uses” along the water’s edge. She would like “up to 50,000 square feet of additional waterfront retail uses in the commercial area” to read “*a minimum of 50,000 square feet of additional waterfront retail uses in the commercial area.*”

Dan Marcus addressed Vice President Cook’s concerns, and noted that they were concerned about making a specific commitment regarding specific numbers of residential uses along the waterfront. Based on working with their waterfront consultant, months of work within the community and with staff, and listening respectfully to Vice President Cook’s request for a specific number of residential units on the waterfront, they believed that the Master Plan’s language to allow residential on the waterfront in the future, but not require a specific number of units was the most appropriate compromise.

President Cunningham suggested that the ability to permit residential should be included in the language.

Member Lynch suggested adding the wording “commercial and residential” without specifying a certain number of residential units.

Member Kohlstrand noted that she had been overwhelmed by the amount of documentation accompanying this project, and was impressed by the favorable public testimony. She expressed concern about the street cross sections, and hoped for an extension to the other streets. She would like to have a forum where the transportation issues in the Master Plan could be addressed in more detail.

Member McNamara’s expressed concern about the parking issue. She would like to see some sort of parking structure, or would like to make some open space as an option if the parking spaces were not required. She expressed concern about the circulation or transportation flow, and how it will integrate with current Webster Street traffic.

Member Ezzy Ashcraft noted that this was a very exciting project, but added that the project should not be rushed because of Clif Bar’s deadline without ensuring it was the highest quality project possible. She was strongly concerned about parking, and did not believe the design team had been as responsive to the Board’s concerns as in other areas. She would like a better solution to the parking issue. She did not want the parking areas to resemble an asphalt jungle, and was very concerned about the aesthetic elements of this project. She noted that if there were a modification in Measure A, there could be more residential over retail incorporated into the current plan.

Vice President Cook shared the concerns about parking, and how the project could be a true mixed use project. She believed Subareas 2 and 3 should have 100% second story mixed use, as opposed to 50 percent. She was also concerned about the height of the project, especially the 85-foot office buildings, which would be higher than anything in the mainland of Alameda.

Member Mariani noted that she was impressed with the support of this project by both the residents and the business organizations. She had long wanted to this kind of project to come to the West End to bring vibrance and life back to that area, and would like to see the blight in the area to be replaced with positive uses.

Given the late hour, Member Lynch believed it would be detrimental to wordsmith the document, and that the larger issues should be addressed and resolved.

President Cunningham noted that he had concerns about the heights of the buildings, and would like further information in that regard. He emphasized that this Master Plan was a framework, and that it was important to build flexibility into the plan. He would like to see some residential on the waterfront, but would like to know more about its implications.

Member Mariani did not believe that the waterfront would be an appropriate place for residential, given the noise level from the Oakland ports.

Member Ezzy Ashcraft believed that the language should be inclusive rather than exclusive, allowing the issues to be revisited at a later time.

With respect to street cross-sections, Member Kohlstrand wanted to ensure the relationship between the transit and bike lanes were clarified.

Member Lynch appreciated the work done by WABA, and appreciated Member Kohlstrand's comments. He believed care should be taken when specific numbers are mentioned, and that the overall goal should be kept in mind; he did not want the goals to compete, and for them to enhance each other.

Mr. Thomas noted that the plan did not currently require parking structures.

Member Ezzy Ashcraft noted that the location of the parking areas were not yet known, and that not every allotted space needs to be a structure. She noted that where the view mattered, she would prefer to see a parking structure rather than a parking lot. President Cunningham noted that the design requirement was to reduce the amount of asphalted area; he did not want to advocate parking structures to the exclusion of other options.

Member Lynch noted that retailers and office tenants would have certain parking requirements, which must be addressed. He believed that having the parking area more fractured would be a more desirable solution.

Mr. Thomas confirmed the Board's request for guidelines regarding the review of parking in the final Development Review, and strengthening the guidelines on spreading the parking lots out.

Mr. Marcus thanked the Board members for their comments, and agreed with Member McNamara's suggestion to turn uncommitted parking areas into open space. *He proposed that the current section in the*

Master Plan regarding the street plans remain the same, but suggested conditions be added as follows: “these conditions are subject to refinements of the sidewalks or additional street parking based on further study.”

Member Lynch stated that the Board would like to explore the opportunity of putting housing above all retail, which he believed was a legitimate question, not a Measure A debate. He noted that it would change the look of the project dramatically, and would affect the required parking.

Member Mariani agreed with Mr. Marcus’ statement that some tenants may want only a one-story building, such as PF Chang’s.

Member Kohlstrand appreciated what Vice President Cook was trying to achieve, but would feel more comfortable with more flexibility in the goals with respect to at least 50 percent second story mixed use.

President Cunningham suggested that language be included to encourage as much mixed use as possible.

M/S Lynch/Cook and unanimous to extend the meeting to 11:30 p.m.

AYES – 7; NOES – 0; ABSTAIN – 0

Mr. Thomas noted that with respect to the 100-foot height limit for waterfront buildings, it had been reduced to 85 feet. Mr. Marcus noted that the current Master Plan stated that buildings up to five stories could be built, and they had no intent to do more than that. The 85-foot limit was stated because some tenants may want to have a raised floor building.

Member Kohlstrand believed it was important to frame the open space.

With respect to R&D, Mr. Thomas noted that the Tinker Extension was crucial for the lower 250,000 square foot retail center. If the City could not complete the extension, Variant B would be explored, which would include plans for some retail and some R&D or a complete swap-out of R&D in that subarea.

Mr. Thomas noted Vice President Cook’s comments regarding the 50% requirement, and noted that it was always staff’s intent that in the nodes, at least 50% of the buildings had second floor uses. He added that more could be added, but that the City wished to have a required minimum.

Vice President Cook noted that while she appreciated all the public comments, she would not vote to approve this item. She did not feel comfortable that the required details were in place with respect to the qualitative character of this project at this time. She did not question Mr. Marcus’ level of commitment, but was uneasy about possible change in developers over time that may then result in changes to the project.

M/S Mariani/Lynch to adopt Planning Board Resolution No.’s, PB-06-25, PB-06-26, PB-06-27, PB-06-28, PB-06-29 and PB-06-30, to approve GPA06-01, MPA06-01, DP06-01, EIR06-01 for the Catellus Mixed Use Development including a General Plan, Master Plan and Development Agreement

Amendments and certification of an EIR to replace 1,300,000 square feet of approved but not yet constructed office and research and development uses with 400,000 square feet of office use, 300,000 square feet of retail shopping use, 20,000 square feet of health club, and up to 300 residential units.

AYES – 6; NOES – 1 (Cook); ABSTAIN – 0

9-B. **R06-0001, FDP05-0005, UP05-0022 and DR – Harbor Bay, Storage LLC – 500 Maitland Drive (DG).** The applicant requests approval of Rezoning, Final Development Plan, Use Permit and Major Design Review applications allowing the expansion of an existing recreational vehicle and self-storage facility. The existing facility includes 115 recreational vehicle parking spaces, 48,510 square feet of self-storage space and a 2,100 square foot office and manager’s unit. The proposed expansion would add 4.41 acres and include 70 additional recreational vehicle parking spaces and 30,756 additional square feet of self-storage space. The entire project site is designated as Commercial Recreation on the City of Alameda General Plan. The existing facility is zoned CM-PD Commercial Manufacturing—Planned Development District. The expansion area is currently zoned O Open Space. The rezoning request to CM-PD Commercial Manufacturing—Planned Development District, is consistent with the General Plan and current land use patterns.

Mr. Garrison summarized the staff report and recommended approval of this item.

Member Lynch noted that this project was a good example of what the industrial lands were intended for, and added that he would have some difficulty in rezoning industrial land for residential purposes here.

Member McNamara noted that she had concerns about screening of the site *and noted that she did not want to see a lot of RVs and big parking lots, but aesthetically pleasing to the business park area.* ~~Member Mariani noted that she did not want to see a lot of RVs and parking areas.~~

The public hearing was opened.

David Kirwin, 1416 Seminary Avenue, noted that he did not want to see an RV park at the corner of the neighborhood.

The public hearing was closed for Board discussion.

Mr. Garrison noted that there were extensive setbacks: 50 feet from Harbor Bay Parkway and 20 feet from Maitland. The expansion area was inside of that area, and a landscaped eight-foot high fence would be built around the perimeter of the facility.

Vice President Cook did not believe the landscaping was landscaped well enough, and that the screening on Viewpoint 3 looked like fabric on a fence. Mr. Garrison noted that it was not mature and dense enough yet.

Member Lynch suggested that the language requiring maintenance of the mature landscaping be changed to specify “within three years, premiere landscaping will be maintained at the height of 10 feet, such that from Viewpoint 2, per the photos, the landscaping is at that 10-foot height in three years.”

M/S Ezzy Ashcraft/Cook to adopt Planning Board Resolution No. PB-06-31 to approve the Rezoning, Final Development Plan, Use Permit and Major Design Review applications allowing the expansion of an existing recreational vehicle and self-storage facility. The existing facility includes 115 recreational vehicle parking spaces, 48,510 square feet of self-storage space and a 2,100 square foot office and manager's unit. The proposed expansion would add 4.41 acres and include 70 additional recreational vehicle parking spaces and 30,756 additional square feet of self-storage space. The entire project site is designated as Commercial Recreation on the City of Alameda General Plan.

AYES – 7; NOES – 0; ABSTAIN – 0

10. WRITTEN COMMUNICATION:

This item was continued.

11. BOARD COMMUNICATION:

- a. Oral Status Report regarding potential future Planning Board Measure A Forum (President Cunningham).

This item was continued.

- b. Oral Status Report regarding the Northern Waterfront Plan (Vice-President Cook).

This item was continued.

- c. Oral Status Report regarding the Oakland/Chinatown Advisory Committee (Board Member Mariani).

This item was continued.

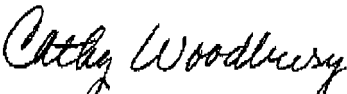
- d. Oral Status Report regarding the Transportation subcommittee (Board Member Kohlstrand).

This item was continued.

12. STAFF COMMUNICATION: This item was continued.

13. ADJOURNMENT: 11:37 p.m.

Respectfully submitted,


Cathy Woodbury, Secretary
Planning & Building Department

These minutes were approved at the August 14, 2006, Planning Board meeting. This meeting was audio and video taped.