

APPROVED MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, APRIL 23, 2018

1. CONVENE

President Mitchell convened the meeting at 7:01pm

2. FLAG SALUTE

Staff Member Potter led the flag salute.

3. ROLL CALL

Present: President Mitchell, Board Members Burton, Curtis, Köster, Sullivan, Teague.

Absent: Board Member Cavanaugh.

4. AGENDA CHANGES AND DISCUSSION

Staff Member Potter asked to remove item 7-A from the agenda because it is being moved to the May 14th meeting.

5. ORAL COMMUNICATIONS

None

6. CONSENT CALENDAR

2018-5473

Annual Review: Del Monte Development Agreement - Applicant: TL Partners I, LP. The applicant requests a periodic review of a Development Agreement related to the Del Monte Warehouse Master Plan. The consideration of an Annual Report is not a project under the California Environmental Quality Act (CEQA). No further environmental review is required

Board Member Teague made a motion to approve the item. Board Member Köster seconded the motion. The motion passed 6-0.

7. REGULAR AGENDA ITEMS

7-A 2018-5476

PLN17-0484 - 1123 Versailles Avenue Call for Review - Applicant: Shirley Xie. A public hearing to consider a Design Review to construct a two-story addition at the rear of an existing split level single family home. The addition will add approximately 1,572 square feet to an existing 974 square foot residence. The property is listed on the City of Alameda's Historic Building Study List with a "B" designation. The project is located within the R-1 (One-Family Residence) Zoning District.

Continued to the 5/14/18 meeting

7-B 2018-5477

Adopt a Resolution of the Planning Board Finding the Acquisition and Disposition of Certain Real Property to Implement (1) the Memorandum of Understanding Between the City of Alameda and CP VI Admirals Cove, LLC Regarding the North Housing Infrastructure Obligations and (2) The Amended and Restated Legally Binding Agreement among the City and Housing Authority of the City of Alameda, Alameda Point Collaborative, Inc., and Building Futures with Women and Children to be in Conformance with the Alameda General Plan [This action would not result in any new environmental impacts or more severe environmental impacts than those previously identified with the adoption of the Community Reuse Plan Environmental Impact Report 2009 Addendum and the Housing Element EIR 2012 Addendum]

Board Member Burton recused himself because his employer does business with Carmel Partners.

Staff Member Potter gave a presentation. The staff report and attachments can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=3476471&GUID=597E8B8A-5CC3-41C8-B4E6-B477B9ECC714&FullText=1>

Board Member Teague asked if the Housing Authority was okay with the plans for the Singleton Road extension through their site.

Staff Member Potter said that they were in support of the item and that there was correspondence in the agenda packet to that effect.

Board Member Köster asked when the demolition of the buildings on the Housing Authority and Habitat for Humanity sites would go forward.

Staff Member Potter said that the Housing Authority was planning to do their demolition relatively soon to avoid the attractive nuisance issue.

Board Member Sullivan asked when the Housing Authority would be moving forward with construction of their site.

A representative from the Housing Authority said they have no funding plans in place and it will take at least a couple years to complete the acquisition and entitlements phases.

Board Member Sullivan raised the issue of long term dust mitigation from a scraped Housing Authority site.

President Mitchell asked if there would be interruptions to access to the new Estuary Park during construction.

Staff Member Potter said they are working to extend Mitchell Ave, which would provide a secondary access to Estuary Park. She said they would not leave the park landlocked.

President Mitchell opened the public hearing.

Doug Biggs, Alameda Point Collaborative, urged approval of the MOU. He said the extension of Singleton is critical to the residents in the area. He said they will mitigate dust from demolition of the Housing Authority site.

President Mitchell closed the public hearing.

Board Member Teague said he is in favor of the resolution. He suggested the Housing Authority use SB35 to streamline the entitlement process for their site.

Board Member Sullivan said the Carmel project is fabulous for young families in Alameda. She said we should update the community on the different homeless housing and service projects going on and the history behind them.

President Mitchell said he is happy to see an array of housing for different price points at this site.

Board Member Curtis said he is behind the project 100% and that they did a good job with the plan and the complicated land swaps.

Board Member Köster said he supports the project. He urged the Housing Authority to study carefully the possibility of preserving the existing units.

President Mitchell said he goes to Estuary Park every Saturday morning and is dismayed by the sight of all these boarded up units in the midst of a housing crisis.

Staff Member Potter said the lack of ADA access to the existing units would preclude the Housing Authority from being able to secure funding for their project.

Board Member Teague made a motion to approve the item. Board Member Curtis seconded the motion. The motion passed 5-0.

8. MINUTES
2018-5481

Draft Meeting Minutes - March 12, 2018

Approved Meeting Minutes
April 23, 2018

Page 3 of 5

Board Member Curtis ask that the discussion regarding emergency response times be reviewed and recorded as discussed. He said Staff Member Thomas suggested getting the Fire Chief involved in studying the possibility of cumulative impacts of development on response times.

Board Member Köster said that on item 7-C he wanted to include the mention of Opticos Design that addresses missing middle and low income housing needs for cities.

Board Member Burton offered the correct spelling of “passed” on the bottom of page four.

Board Member Burton made a motion to approve the minutes as corrected. Board Member Teague seconded the motion. The motion passed 6-0.

9. STAFF COMMUNICATIONS

9-A 2018-5474

Zoning Administrator and Design Review Recent Actions and Decisions

The decisions and actions can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=3476468&GUID=E4DD3007-B367-42F3-833D-AB1ED28708EB&FullText=1>

9-B 2018-5475

Future Public Meetings and Upcoming Community Development
Department Projects

The schedule can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=3476469&GUID=BA2ACD1C-8F45-463B-BAC2-5A9F6A7683B9>

The 1114 Versailles Ave item is scheduled for the 5/14 meeting.

Board Member Sullivan said she met with staff about that property and heard that the homeowner is working on improving the design to lessen the impact on the neighboring properties.

10. WRITTEN COMMUNICATIONS

None

11. BOARD COMMUNICATIONS

Board Member Köster said he is moving to San Francisco and that this would be his final meeting.

Board Members thanked Board Member Köster and said they would miss him.

Board Member Curtis said he wanted to note that the board set a record for shortest meeting tonight.

12. ORAL COMMUNICATIONS

None

13. ADJOURNMENT

President Mitchell adjourned the meeting at 7:41pm.