

APPROVED MEETING MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
DECEMBER 8, 2014

1. CONVENE: 7:00 PM

2. FLAG SALUTE: Board Member Burton

3. ROLL CALL: Present: President Henneberry, Vice President Alvarez, Board Members Burton, Knox White, Köster, (arrived at 7:20 p.m) Tang, and Zuppan (arrived at 7:20 p.m)

Absent: None

4. AGENDA CHANGES AND DISCUSSION:

Mr. Andrew Thomas, City Planner, wanted to move staff communications to right before consent.

9. Staff Communications

9.A. Zoning Administrator and Design Review Recent Actions and Decisions: None

Mr. Thomas recognized the work of the Board and the Staff on the redevelopment of Alameda Point, the housing element plan, and major developments around the City's Northern Waterfront. He introduced Mr. Allen Tai, Planning Services Manager, to talk about the work of staff.

Mr. Tai noted the double-digit increase of permit activity. He praised the hard work of staff. He introduced Mr. David Sablan and Mr. Henry Dong, planners.

Mr. Thomas praised the work of Mr. Tai and staff.

President Henneberry thanked the staff for their hard work.

5. ORAL COMMUNICATIONS: None

6. CONSENT CALENDAR:

6-A. Parcel Map 10263—2531/2533 Clement Avenue – PLN14-0363- Applicant: Clement Avenue Property, LLC. A proposed parcel map application to subdivide a 6,749 square foot property into two parcels. The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315, Minor Land Divisions.

6-B. 2015 Planning Board Meeting Schedule

Board Member Knox White motioned to approve the items on the consent calendar. Board Member Zuppan seconded. The motion carried, 7-0.

7. REGULAR AGENDA ITEMS:

7.A. Development Plan PLN14-0689 for adaptive reuse of the Bachelors' Enlisted Men's Quarters at 2401 Lexington Street. The site is located within the Alameda Point Adaptive Reuse Zoning District. An Alameda Point Environmental Impact Report was prepared and Certified in February 2014 that evaluated the potential environmental impacts of adaptive reuse of the historic district including this building.

Mr. Thomas gave a brief description of the project. He explained that the developer has many more conditions of approval that will be returned to the Board in the future. He introduced the applicant, Mr. Sal Caruso, to give more details on the presentation.

Mr. Caruso gave a presentation.

Board Member Burton asked Mr. Thomas about the time limit of the exclusive negotiating agreement and what, if anything, happens after Board approval.

Ms. Jennifer Ott, Chief Operating Officer of Alameda Point, replied that there is a disposition negotiating agreement, which have timelines for implementation and would ultimately be sent to City Council for approval. She said that there is still a lot of work to be done on the project.

Board Member Burton asked Mr. Caruso about the company information, and the potential makeup of the international school. Mr. Caruso replied that the company is a combination of architects, partners, investors, and developers. He continued that the group hopes that the school will be excellent and attract children from all over the world. The teachers would be housed wherever able, but some would be in-residence.

Board Member Burton asked Mr. Caruso if the company has experience establishing schools. Mr. Caruso replied in the affirmative.

Board Member Köster asked about approximate enrollment of the school. Mr. Caruso replied the school would enroll between 800-1000 students.

Vice President Alvarez asked Mr. Caruso about the placement of the senior center next to the school. Mr. Caruso replied that the company wanted to have a neighborhood feel. He told the Board of previous success stories.

Board Member Tang asked about the accreditation of the school. He also expressed concern of the potential high speeds of students riding bicycles in the area. He also asked if the elderly would be able to use the public areas. Mr. Caruso replied that the school would be a private school, but would still have to follow state rules. He further suggested that the elderly residents would have private places to go outside, but would be able use the public areas.

Ms. Ott defined a city block and a neighborhood. She explained that there would be more open space across the street.

Board Member Zuppan asked Ms. Ott about the vesting of construction. Ms. Ott replied in the affirmative. Board Member Zuppan asked Mr. Caruso about the layout of the senior center. Mr. Caruso replied that there would be various stages of care at the center.

Board Member Knox White asked Mr. Caruso who would run the school and the senior facility. Mr. Caruso replied that there is a Montessori system that has been used internationally and would be in charge of the school's curriculum. The senior center would be run by a California-based operator.

Board Member Knox White asked Mr. Thomas if the Board has to approve these specific uses. Mr. Thomas replied that, unless there is a misinterpretation of the code, that all three uses of the site are permitted.

President Henneberry asked Mr. Caruso who would run the school. Mr. Caruso would get the name of the person in charge of the school and give that information to Ms. Ott.

No public comment.

Board Member Burton said he was excited that someone is undertaking the proposal to rehabilitate the site. However, he was unsure about the uncertainties in the proposal, especially the development of the school. He said he is also worried if the high number of parking spaces would interfere with previous plans at Alameda Point.

Board Member Knox White said he was unsure about many of the parts of the plan, but he appreciated the applicant's idea. He compared the situation to previous projects in Alameda Point. He worried about giving approval to a project that is very uncertain at this stage.

Board Member Tang agreed with Board Members Knox White and Burton. He wanted to know about the people who would run the senior center and the school before the Board made decisions.

Board Member Zuppan stated that she liked the plan, and wondered if there would be another chance to develop the area. She said she was uncomfortable with the suggestions that the Board has to know exactly who the occupants will be at this moment. She said she is concerned with the amount of parking. She liked all of the preliminary plans, but wanted to talk about transit issues.

Board Member Köster said that he thinks that the project has potential. He wanted to have a little less parking and more open space, but nevertheless needs more information on the project.

Vice President Alvarez agreed with Board Member Zuppan. She did some research about the applicant's history, and said that it seems that the preliminary work has been done. She thought that site would need more parking spaces for weekend use.

President Henneberry said he thinks that there should be no more roadblocks to the development.

Board Member Burton clarified that he would like more clarification about the uses, and would like to see more details for the plans, but is not opposed to the plan itself.

Mr. Thomas restated that staff also struggled with the development plans. He explained that many of the proposed uses would have to come back to the Board for Design Review and final approval. Once staff receives more information about parking and landscaping, they can then present this information to the Board for approval. The applicant would still have to apply by the Alameda Point TDM. There is still a lot of work to do on this project.

Board Member Burton announced that he would like the developer to come back with more information.

Board Member Knox White asked Mr. Thomas if the project is consistent with the zoning. It seems like the Board is not being asked to approve anything, but instead the Board is being reminded about future approvals on the site. He said he is unsure what, if anything, the Board is approving, and is concerned about sending to City Council a zoning decision.

Mr. Thomas confirmed that many parts of the plan have yet to be determined. He suggested that the applicant was asked by the Council to have a public hearing of their basic development plan as part of their negotiations with the City.

Mr. Caruso confirmed that he would return to the Board with more detailed plans. He said that the plans are a tentative draft, and would like to work with the Board and staff on the details of the drafts once they are discovered.

Board Member Zuppan motioned to approve the draft plan, and to add a condition about greywater use and trash-bin placement. She also motioned to add a section to add all local non-profits, or delete that section entirely. Vice President Alvarez seconded the motion. The motion passed, 4-3. (Board Members Burton, Knox White and Tang voted no.)

7.B. Presentation on Status of Site A Development at Alameda Point, including Introduction of selected developer, Alameda Point Partners, and Recommendation to Designate an Ad Hoc Site A Planning Board Subcommittee

Ms. Ott gave the presentation. She introduced Mr. Joe Ernst, developer, to give more details.

Mr. Ernst gave a presentation about the developing team.

Board Member Burton asked Mr. Ernst wanted to know about the partners' affordable housing company. Mr. Ernst replied that the developer wants affordable housing to be a unique part of the project, which will comprise 25% of available units.

There was no public comment.

Board Member Burton said he was very excited about the team chosen for this project. He expressed confidence in Mr. Ernst's partners and said that they are committed to making the site an attractive one. He would like to hear more about the reuse of the existing buildings in order to make the process more transparent to the community.

Board Member Tang said he would like to know how to better promote retail activity. He wanted to know how to attract outsiders to come in to Alameda and shop, especially with the rise of online shopping.

Board Member Knox White disclosed that he met with Mr. Ernst. He thinks that the Site A plans are consistent with the Town Center Plan.

Board Member Köster said he is excited to see the plans come to fruition. He thought that it is crucial to introduce people to Alameda Point and the rest of the City more generally.

Board Member Zuppan disclosed that she also met with Mr. Ernst. She said that his ideas made economic sense, and praised staff and subcommittee's work to make the site accessible for all Alamedans.

Board Member Alvarez agreed that this project would be a great economic opportunity for the City. She liked that the plan will be eclectic and non-formulaic. She thought that the plan is fabulous for the community.

President Henneberry announced the formation of the subcommittee, and assigned Vice President Alvarez, Board Members Knox White, Köster and Henneberry. He said that he would discuss the formulation of the committee later on.

8. MINUTES:

8.A. Draft minutes of November 10, 2014

Board Member Knox White motioned for approval with the various conditions. Board Member Zuppan seconded. The motion carried, 7-0.

8.B. Draft minutes of November 24, 2014

Board Member Knox White motioned for approval with the various conditions. Vice President Alvarez seconded. The motion carried, 5-0-2 (Köster and Zuppan abstained.)

10. WRITTEN COMMUNICATIONS: None

11. BOARD COMMUNICATIONS: None

12. ORAL COMMUNICATIONS: None

13. ADJOURNMENT: 9:10 p.m.