

APPROVED MEETING MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, JULY 28, 2014

1. CONVENE: 7:02 p.m.
2. FLAG SALUTE: President Burton
3. ROLL CALL: Present: President Burton, Board members Alvarez-Morrone, Knox White, Tang, and Zuppan (late).
Absent: Vice President Henneberry, and Board Member Köster.
4. AGENDA CHANGES AND DISCUSSION: None
5. ORAL COMMUNICATIONS: None
6. CONSENT CALENDAR:

6. A. Alameda Landing Mixed Use Project Annual Review - Catellus Alameda Development, LLC. The applicant requests a periodic review of two Development Agreements related to the Alameda Landing Mixed Use Residential Project and the Alameda Landing Mixed Use Commercial Project, for the period from January 2013 through March 2014, as required under Alameda Municipal Code Section 30-95.1. The properties are zoned MX (Mixed Use Planned Development District).

Board member Knox White approved consent calendar.
Board member Alvarez-Morrone seconded.
Motioned carried. 4-0

7. REGULAR AGENDA ITEMS:

7. A. Marina Cove II (Marina Shores") Design Review and Transportation Plan. Hold a public hearing to consider revised architectural and landscape designs and transportation plan for 52 single-family homes and 37 town homes at 1551 Buena Vista Avenue (bounded by Ohlone Street, Buena Vista Avenue, Clement Avenue, and Entrance Way APN 072-0380-011-00).

Mr. Andrew Thomas, City Planner, provided a brief description of the revisions and the Transportation Demand Management (TDM) plan.

Representatives from Lennar Homes provided a presentation and an overview of the landscape plan for the project.

President Burton asked how the site will look from the other side of Clement Avenue,

specifically the landscape and transportation plans.

Mr. Thomas stated the developer is building the entire cross section on Clement Avenue.

Board member Knox White referred to the cross cut section and asked if it will fit.

Mr. Thomas stated the cycle-track will fit with the plan, but he isn't sure about the sidewalk.

Mr. Brent Reed, Lennar Homes, stated they will build the curbs and cycle-track.

Mr. Ryan Hansen, there is a bit of hardscape and sidewalk ends and there is a centralized area for a crossing.

President Burton asked about brick work on some of the design.

Mr. Boriack commented on the brick work design.

Open Public comment

Mr. Nick Cabral, stated he is a longtime resident and commended the project and the work of the Board and staff. He is excited about the project.

Ms. Audrey Lord-Hausman, stated being a long term advocate of Universal Design and commended the project. She asked about the accessible bathrooms and why is there a bathtub, because stepping over a 15" tub side isn't a good plan. She asked about grab bars in the units and safety should be addressed. She suggested the toilet height be ADA. She stated many people are in homes that don't allow aging in place.

Closed public comment.

Board member Zuppan asked for the developer to comment on the last speaker.

Mr. Boriack stated that they are willing to have a discussion regarding accessible tubs, grab bars, and toilets.

Board member Zuppan thanked the developers for responding to the public comments. She would like to see more Universal Design elements in place.

Board member Knox White commented on the sidewalk and bike track, and the condo alley being 24'.

Mr. Thomas stated those issues were addressed previously stating 24' is fire code and the minimum street width. He also mentioned that there is a sidewalk along the waterside of the street.

Board member Knox White echoed Ms. Lord-Hausman's comments on grab bars for those

that need them be a requirement. He stated there is one building on the waterfront that needs more work on design, also the sidewalk is 10' back from the street, but there are not crosswalks at each intersection. He asked if all the garages will be big enough for bikes and cars and he is nervous the funding for the TDM plan will not being enough to get the program underway. He stated the proposed shuttles need to be more efficient and he suggested adding a car share.

Board member Alvarez-Morrone is pleased about the modifications made by the developer. She is pleased with the public comments and hopes the developer will make the changes. She agrees there needs to be an island shuttle service. She asked about the homes being fitted with an electric car plug in.

Mr. Gordon Jones, Lennar Homes, commented they don't usually add specific car plug-ins because there are many different car types. They do however, add a 30amp box that is available to homeowners.

Board member Tang asked about a power station in the guest parking.

Mr. Jones stated there are no plans for plug in stations at guest parking. He wanted to comment that backing in the walls for grab bars will be blocked for the accessible units, and the bathtub issue can be addressed per code.

Board member Tang asked about the Clement Avenue AC Transit route and where will the bus stop be located. He asked about the speed limit and will bumps in road be added. He asked about mailboxes.

Mr. Thomas stated the AC Transit routes and bus stop locations have not been determined yet, and this development will eventually connect with the Del Monte project. He stated the speed limit is 25, and there are no plans for bumps in the road.

Mr. Jones stated mailboxes are determined by the post office and will probably be clustered.

President Burton thanked staff and the developers. He stated the majority of the design is very good. He is pleased to see the emergency vehicle lane and street trees reworked. He commented on Universal Design bathrooms (AF.4) and has specific design comments on the width of the doors, and roll in showers, also the tubs and toilets don't appear to have grab bar access. He is pleased with the housing styles, but the condo design needs a bit more work. He stated that Building B is the most problematic and needs more work on style. He further commented on the look of all other buildings. He agrees the TDM plan needs to come back. He would like the Universal Design issue to be a condition of approval to meet Chapter 11A of the California Building Code (CBC).

Board member Alvarez-Morrone asked about Building B, and how the color would change the look.

President Burton stated the building seemed jumbled. He suggested a very active roof or a very active structure, but not both.

Mr. Thomas reiterated the Board's comments, stating that conditions regarding accessibility, especially in the bathrooms will be amended as noted by President Burton, the Transportation Demand Management (TDM) Program will return to the Board for review with the Del Monte project, crosswalks will be added, and revised elevations for Building B will return to the Board for review in the future along with the design and color sample material boards.

Board member Knox White motioned to approve the Resolution including the Board's comments and additions.

Board member Alvarez-Morrone seconded.

Motion carried, 5-0

7.B. Design Review and Development Plan Amendment for a 32-Unit Affordable Housing Development. Applicant: Resources for Community Development (RCD) and City of Alameda Housing Authority. A development plan amendment and design review application to construct 32 affordable, multiple-family, rental residential units, internal drive aisle, parking and landscaping on a .94 acre site within the MX Zoning District located on the northeast corner of Stargell Avenue and Bette Street and commonly known as the "Alameda Landing Affordable Residential Project".

Mr. Andrew Thomas provided a brief description of the project.

Ms. Christina Mun, RCD, Co-Developer, gave a presentation.

Mr. Rich Caldwell, Architect, gave a presentation.

Board member Alvarez-Morrone asked about the soft story ordinance.

Mr. Caldwell stated that seismic consideration has been a part of the project throughout the process.

Board member Tang asked about the upper level housing the elderly.

Ms. Mun stated they will follow the fair housing laws by placing those residents with accessibility needs in the ground floor units. She mentioned the handicap parking will be closest to those units.

Board member Knox White asked about the auxiliary parking lot connected to the road at the back side of Shinsei Gardens. He asked about the bedrooms in Shinsei backed to the driving lane. He asked about transit passes being part of this development, and why are there more parking spaces for this project.

Mr. Caldwell stated there is a fire access road behind Shinsei Gardens that will be shared

by both developments.

Ms. Mun stated Shinsei Gardens does not have transit passes, but Park Alameda does. She stated they were looking at doing less parking, based on the two recent projects, but the Housing Authority Director stated more parking was necessary.

President Burton asked about the trash enclosures for building one, and what determines the trash bin sizes. He asked what kind of bike racks are being proposed.

Mr. Caldwell stated it is the same element wood type material. He stated there is a curb between and not a wall for trash containers. There will be u shaped bike racks.

Public Comment

Ms. Audrey Lord-Hausman spoke on behalf of Bike-Walk Alameda, and referenced an email sent by the group. She asked they adhere to the bike parking provisions of 35 total. It isn't clear by the plan what the size of the bike path will be, and how the intersections will be addressed. Bike-Walk Alameda would like to work together to determine standards for the city.

Ms. Karen Bey stated she likes the design of the project. She is excited these will be rental units as the need is great.

Closed public comment.

Board member Alvarez-Morrone stated she supports the project.

Board member Tang stated he supports the project.

Board member Zuppan stated she likes the project, but doesn't like the exterior of the buildings. She mentioned the tiny windows and large walls are not attractive. There have been many complaints on needing more parking at other projects. Also she wants to make sure the Universal Design elements are in place as it gets developed.

Board member Knox White stated he likes the project and supports Bike-Walk Alameda's recommendation for the bike parking standard. He stated this is the first project for the transit passes, so why not less parking and disagreed with an open space becoming a parking lot facing peoples bedrooms. He would like to see this comeback for a better parking plan. Overall this is a great project.

President Burton commented on keeping the required bike parking ratio. He asked for them to look at adding more enclosed bike spaces, and asked for the guest bike parking to be relocated. He stated the overall building design is fun and original, but the seams of the roof meeting the wall has a gutter which isn't attractive, and he asked for the bold yellow stripes to be looked at for a better feel.

Board member Knox White motioned to approve the development plan amendment.

Board member Alvarez-Morrone seconded.
Motioned carried. 5-0

Board member Knox White motioned to approve the final design review while staff works with the developer on other details, and to have bike parking be consistent with the standard.

Board member Alvarez-Morrone seconded.
Motioned carried. 4-1 (Zuppan opposed)

7.C. Board Elections - Continued

8. MINUTES: None

9. STAFF COMMUNICATIONS:

9.A. Future Agendas - Mr. Thomas reported the August 11, 2014 meeting is cancelled.

9.B. Staff Communications - Zoning Administrator and Design Review Recent Actions and Decisions: Mr. Thomas reported on recently approved Zoning Administrator and Design Review projects.

10. WRITTEN COMMUNICATIONS: None

11. BOARD COMMUNICATIONS:

11.A. Report from Alameda Point Town Center Ad-Hoc Sub-Committee: None

12. ORAL COMMUNICATIONS: None

13. ADJOURNMENT: President Burton adjourned at 9:28 p.m.