

**APPROVED MEETING MINUTES**  
REGULAR MEETING OF THE  
CITY OF ALAMEDA PLANNING BOARD  
MONDAY, NOVEMBER 13, 2012

1. CONVENE: 7:03 p.m.
2. FLAG SALUTE: Board member Köster
3. ROLL CALL: Present: President Zuppan, Vice-President Burton, Board members Ezzy Ashcraft, Knox White, and Köster.
- Absent: Henneberry

4. AGENDA CHANGES AND DISCUSSION:

Item 8, Minutes of the Regular meeting of September 10, 2012 continued to a future meeting for staff review.

Vice-President Burton motioned to approve the continuance.

Board member Knox White seconded the motion.

Motion carried, 4-0; Board member Ezzy Ashcraft abstained.

5. ORAL COMMUNICATIONS:

Todd Falduti, Jamestown Properties, invited the Board members to the Ice Rink at South Shore Center on Thursday for free ice skating.

6. CONSENT CALENDAR:

**6-A** Zoning Administrator and Design Review Recent Actions and Decisions.

Board member Ezzy Ashcraft requested that the item be pulled for discussion.

7. REGULAR AGENDA ITEMS:

**6-A** Zoning Administrator and Design Review Recent Actions and Decisions.

Board member Ezzy Ashcraft inquired about the Design Review projects that are pending approval.

Andrew Thomas, Acting City Planner, stated that staff is trying to resolve issues with the neighbors on the project.

Board member Ezzy Ashcraft motioned to approve.

Board member Knox White seconded the motion.  
Motion carried, 5-0; no abstentions.

**7-A 1716 Webster Street – Design Review – PLN10-0153 – Delong Liu.** Design Review for the construction of a new 2,434 sq. ft. convenience store in the C-C, Community Commercial Zone.

Mr. Thomas gave a brief description of the project, which was heard by the Board previously on May 30, 2012.

Board member Ezzy Ashcraft asked about Condition 3-B, regarding the turning templates for tanker truck deliveries.

Mr. Thomas responded that the Public Works Department did not have issues with the current design, but a final check at the building permit stage was requested.

Board member Köster suggested that the brick continue down the face of the building to the ground.

Board member Ezzy Ashcraft suggested that the bike racks be moved closer to the building.

Daniel Hoy, Architect, stated that the bike racks will be moved closer to the building and the brick will continue down the building.

President Zuppan stated that they need to be sure that there is landscaping in the buffer area and a door to access the area for maintenance.

It was suggested that a condition be added stating that there will be no deterioration to the current truck circulation conditions.

Vice President Burton stated that he would like to see the transom sills match the finish and color of the windows as well as the column bases.

Board member Ezzy Ashcraft stated that the color and materials board should remain in the Planning Department until the project is completed and receives final inspection approval.

Board member Knox White motioned to approve the project with the aforementioned conditions added.

Board member Ezzy Ashcraft seconded.

Approved 5-0, no abstentions

**7-B 2201 South Shore Center– Use Permit – PLN12-0346 – Kohl's Department Stores.** Request for a modification to an existing Use Permit to expand Kohl's operating hours from 9 a.m. to 11 p.m. on Wednesdays, Fridays and Saturdays year-round, and to further extend operating hours during the holiday season as follows: Open at 12 a.m. on "Black Friday", Open at 5 a.m. the day after Christmas. Previously approved holiday hours are proposed to remain the same. The applicant is also proposing a modification to an existing Condition of Approval, which requires a revocation hearing if two violations of the Conditional Use Permit occur. The applicant proposes that this be modified to "two documented violations within a one-month period".

Mr. Thomas gave a brief description of the proposed changes to the existing Use Permit. He also mentioned that a letter signed by neighboring residents was received requesting traffic improvements at the intersections of Otis Drive and Park Avenue and Otis Drive and Regent Street. He stated that the improvements would be good additions to the area but mentioned that they are not completely linked to Kohl's and the hours that they are open.

Maura O'Conner, Lawyer for Kohl's, stated that Kohl's will commit \$3,000 towards the improvements.

Todd Falduti, Jamestown Properties, stated that they also would commit \$3,000 towards the improvements.

Matt Naclerio, Public Works Director, stated that the Public Works will put the request on the schedule for roadway improvements. He mentioned that the improvements will not be completed by the holiday season.

Board member Ezzy Ashcraft stated that in the resolution it mentions both South Shore Center and Alameda Towne Centre.

Mr. Thomas said the verbiage would be corrected to reflect the South Shore Center name.

Ms. O'Conner stated that the reasoning for the extended hours is to stay competitive and serve the needs of their customers.

Lynn Nieto, store manager, spoke of the need to compete with other local store that are staying open longer and to help the employees by allowing them to work longer hours and receive more pay.

Board member Knox White suggested that the Use Permit modification allow the store to remain open until 11:00 p.m. nightly to alleviate confusion..

President Zuppan suggested that condition #5 "In the event that the City documents two

violations of these conditions within a 12- month period, the City shall automatically set a date for a revocation hearing before the Planning Board” be changed to a 13 month period.

Board member Köster feels that the 12-month period will be easier to track and remember.

Board member Knox White agrees that since the Use Permit can be called for review at any time the 12-month period is fine.

Motion to approve the Use Permit as amended by Board member Köster.

Seconded by Board member Knox White.

Approved 5-0, no abstentions

**7-C Public Hearing on Draft North Park Street Area Zoning Ordinance Amendments, Design Review Manual, and Final Environmental Impact Report (EIR)** - The Planning Board will consider approval of draft amendments to the Zoning Ordinance and a draft Design Manual to regulate future development within the area bounded by the Oakland Alameda Estuary, Tilden/Lincoln, and Oak Street (approximately 20 blocks of commercial, residential and industrial land uses).

Board member Köster recused himself from the discussion as he lives in the district.

Mr. Thomas stated that the comment period on the Zoning Amendments has been extended to November 26, 2012 and final action will be taken by the Planning Board at the January 15, 2013 (Tuesday) meeting. He gave a brief presentation pointing out the major changes and the five sub districts.

President Zuppan opened the public comment period.

Patsy Paul, resident, spoke in support of the Alameda Architectural Preservation Society (AAPS) recommendations that the area not be zoned mixed use but remain residential.

Karen Bey, resident, stated that she is excited about the project and believes the rezoning will bring more tourists to Alameda. She also stated that she would like to see a visitor's center located on Park Street to help attract people to town and would like to see the City return to its roots as a resort destination.

Robb Ratto, PSBA, questioned why drive-thru's need to be eliminated from the area stating that they should be reviewed on a case by case basis with approval being granted through a use permit. He also stated that see through windows are not always feasible for the business owner.

- 7-D Public Hearing on an Initial Study/Mitigated Negative Declaration and a Tentative Map for 53 Lots for 89 Residential Units at 1551 Buena Vista Avenue (APN72-384-21.** The Planning Board will consider approval of an Initial Study/Mitigated Negative Declaration for Marina Cove II, 53 lots for 89 residential unit and a Tentative Map within the area bounded by Ohlone Street, Buena Vista Avenue, Clement Avenue and Entrance Way (currently occupied by the Chipman Company). The site is zoned R-4-PD, neighborhood residential with a Planned Development overlay. **Staff requests the Item be continued to November 26, 2012.**

8. MINUTES:

Minutes from the Regular meeting of September 10, 2012  
Board requested continued to future meeting after additional staff review.

Minutes from the Regular meeting of September 24, 2012 (Pending)  
Minutes from the Regular meeting of October 8, 2012 (Pending)

9. STAFF COMMUNICATIONS:

**9-A** Future Agendas

Andrew Thomas, Planning Services Manager, provided an overview of upcoming projects.

10. WRITTEN COMMUNICATIONS:

NONE

11. BOARD COMMUNICATIONS:

President Zuppan, speaking on behalf of the Board, congratulated Board member Ezzy Ashcraft on her successful bid for a City Council seat.

12. ORAL COMMUNICATIONS

NONE

13. ADJOURNMENT

10:29 P.M.