

**Minutes of the Regular Planning Board Meeting  
Monday, July 10, 2006**

1. CONVENE: 7:03 p.m.
2. FLAG SALUTE: Member Lynch
3. ROLL CALL: President Cunningham, Vice President Cook, Ezzy Ashcraft, Kohlstrand, Lynch, and McNamara.

Member Mariani was absent.

Also present were Assistant City Attorney Donna Mooney, Planning Services Manager Andrew Thomas, Supervising Planner Cynthia Eliason.

4. MINUTES: a. Minutes for the meeting of May 22, 2006

Member Ezzy Ashcraft advised that page 7 should be changed to read, "She noted that every house on Washington Court was a *two* ~~one~~ story house, so there was a difference in scale."

Vice President Cook advised that page 9 should be changed to read, "In response to an inquiry by Vice President Cook why there was no landscaping on the trellises, *but also on the faces of some of the buildings...*"

M/S Ezzy Ashcraft/Cook to approve the minutes for the meeting of May 22, 2006, as amended.

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

5. AGENDA CHANGES AND DISCUSSION: None.

6. ORAL COMMUNICATIONS:

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

M/S Lynch/McNamara and unanimous to reduce the speakers' time to three minutes.

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

Ms. Susan Decker, 2145 Santa Clara Avenue, Apt. E, wished to address the recent controversy regarding Measure A. She believed it was important to have a public discussion of the unintended negative consequences of Measure A. She noted that Measure A addressed one type of undesirable development, but did not address other, more desirable development. She cited the City of Petaluma's

Smart Codes as an example of addressing and simplifying redevelopment that met the functional and aesthetic goals of that city. She suggested a similar approach in Alameda.

Mr. Doug Biggs, 608 Haight Avenue, requested that the Planning Board take up the issue of Measure A and exempting Alameda Point, and to recommend the City Council put it on the November ballot. He realized that Measure A was an emotional issue, and believed that it constrained the diversity of the community by constraining development. He believed changing Measure A would encourage the use of public transit in Alameda.

Mr. Scott Brady, 1812 Encinal Avenue, noted that Measure A has done a good job in keeping development in check, and noted that increased development increased traffic. He expressed concern that an exemption of Measure A at Alameda Point would create an undesirable precedent for other development elsewhere in the City.

Ms. Helen Sause, 816 Grand Street, submitted a letter to the Board and read it into the record. She noted that Measure A was initiated to preserve Victorian homes, not to prohibit living in condominiums and other multiple units. She believed that neighborhood vitality would be a result of this exemption of Measure A. She would like the City Council to place this issue on the ballot in November.

Ms. Joan Konrad, 42 Invincible Court, noted that there was a disconnect between what was envisioned for Alameda Point and the FISC property, and how it is being developed under Measure A. She noted that because of Measure A's constraints, development at Bayport has been built as a monoculture of large homes, which was different than the transit-oriented, mixed-use environment that de-emphasized the automobile as called for in the General Plan. She believed that Measure A was an untouchable policy in Alameda, but it has resulted in nondiverse neighborhoods. She encouraged this issue to be put on the November ballot.

Ms. Gretchen Lipow, 2242 San Antonio, noted that if the City Council put Measure A regarding Alameda Point on the ballot, it would be a Council initiative, not a voter initiative. She noted that Measure A was initially put on the ballot by a massive grassroots effort, and believed that changing it should be a similar effort. She noted that Oakland's Oak-to-Ninth project should be watched carefully, which would put 3,100 units across the Estuary from Alameda. She opposed putting Measure A on the ballot.

Mr. Tom Mathews, president, Renewed Hope, noted that there would be problems at Alameda Point if Measure A is not modified to allow multiple family dwelling of four to five stories, and densities not to exceed 40 units per acre. He noted that transportation and traffic would be a major problem without having more density to support public transit. He requested that the Planning Board recommend that the City Council place this issue on the ballot.

Ms. Diane Lichtenstein, 633 Sand Hook Isle, spoke in support of placing the Measure A issue on the ballot. She believed it would create a more diverse neighborhood mix, and would support public transit. She believed that a higher density, mixed use and attractive development would help replace the jobs lost by the closure of the Navy base.

Ms. Allegra O'Donoghue noted that as an Alameda native, her college-age peers will not be able to afford to live in Alameda. She believed that careful planning at Alameda Point would create the City's own growth and enable more people to live in the city. She noted that there were no Victorian homes on Alameda Point, and believed that Measure A did not apply to Alameda Point in practice.

Ms. Laura Thomas, Renewed Hope, believed that Alameda should be committed to provide for future generations in Alameda. She believed that exempting Measure A on Alameda Point would enable Alameda to continue to thrive, and to allow the next generation to live in Alameda. She believed that Measure A should be vetted again with the development of Alameda Point in mind, and believed that Measure A kept the City in a virtual development lockdown.

Mr. David Kirwin, 1416 Seminary Avenue, spoke in opposition to the City Council putting Measure A on the ballot, rather than by public initiative. He noted that Measure A was not just to save Victorians, but to prevent overdevelopment and high density in Alameda. He noted that Alameda Point development has been in development for ten years, and inquired why Measure A was being revisited at this late date. He noted that traffic should be limited, and did not believe that density was needed to support transit. He believed that transit supported existing neighborhoods.

Ms. Dorothy Reid, 2101 Shoreline, did not believe all the facts of this issue were known yet. She noted that the staff report pointed out a downturn in retail activity, which may not support the labor and transit from Alameda Point. She noted that existing rents in Alameda were already out of reach for moderate- and low-income households. She noted that Alameda already has sufficient high density and multifamily housing, and that there were constraints on Alameda Point. She did not believe it was within the purview of the City Council or the Planning Board to change Measure A.

Mr. Jon Spangler, 1037 San Antonio Avenue, strongly supported public transit and bicycling within Alameda, using high density and mass transit to keep the lowest possible impacts at Alameda Point. He supported as many green measures as possible for development on Alameda Point. He noted that his own life has changed and has been re-examined in the last 33 years, and believed that Measure A should receive the same consideration.

Ms. Janet Gibson expressed concern that a ballot initiative would become a political issue where monies would be spent on behalf of public and private interests. She noted that her own children have been unable to afford to live in Alameda, but believed that other affordable housing measures have been unexplored. She believed that multifamily dwellings may still be very expensive per unit.

President Cunningham believed this issue should be addressed by the Planning Board members, and noted that the Board was required to act within the City Charter. He did not believe that it was within the Planning Board's purview to act directly on Measure A.

*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. Vice President Cook noted that the Board has dealt with Measure A many times, and believed that this issue was too controversial for City leadership to touch at this*

time. She would like to find a way to discuss Measure A. She believed that Alameda Point presented a good opportunity to weave itself into the grid of the rest of the City. As a Victorian owner, she supports Measure A wholeheartedly, but believed that matters were different on Alameda Point. She would like to have a thorough discussion of the pros and cons of Measure A, as well as the meaning of density.

Member *Ezzy Ashcraft Kohlstrand* noted that the City Charter stated that the Planning Board ~~may~~ *shall* have power to investigate and recommend plans for future development, location of public buildings and works, and subdivision of land. She inquired when this dialogue could take place, and did not believe that any topic germane to the City's current and future development should be off-limits.

Ms. Mooney noted that for public comments regarded off-agenda topics, the Board may not have discussion beyond brief responses by Board members and staff, references to further information, and/or direction to staff to agendize the topic.

Member Kohlstrand noted that the Catellus item would address Measure A, and that August 11 was the date to place an item on the November ballot.

Member Lynch was neither an opponent nor proponent of Measure A, but was troubled by the sense that the question may not be raised. He believed that in order for the City to look forward, a discussion of such issues must be held.

President Cunningham requested that a discussion of Measure A be agendized.

Member Lynch stated that he would prefer that the discussion focus on the merits of the current City Charter as it related to the planning process and possible buildout of Alameda Point, rather than various infill issues that may cloud the discussion.

President Cunningham believed that a special meeting may be warranted to hear the public's input.

Vice President Cook was concerned about the timing of this discussion, and would like to hear the pros and cons of this item being placed on the ballot sooner rather than later.

Board member McNamara expressed the need for a forum for a healthy discussion on Measure A since it has not happened yet. She was not aware of any planned events by the City Council to provide an opportunity for an open discussion on Measure A, but she felt there should be one. She noted this would give the community an opportunity to voice their opinions on Measure A.

Mr. Thomas stated that he would work with the President of the Board to identify options for Board consideration at the next regularly scheduled Planning Board meeting.

7. 2006-2007 ELECTION OF PLANNING BOARD OFFICERS

President Cunningham advised that it was customary to hold the elections with a full Board, and the item would be continued until that time.

8. CONSENT CALENDAR:

- 8-A. **DA89-1 -- Harbor Bay Business Park Association, Harbor Bay Isle Associates and Harbor Bay Entities -- Bay Farm Island (Primarily Harbor Bay Isle) (CE).** A request for a Periodic Review of Development Agreement DA89-01, for the period through April 4, 2006, as required under Zoning Ordinance Section 30-95.1. The properties are zoned R-1-PD, One Family Residence/Planned Development Zoning District; C-M-PD, Commercial Manufacturing Planned Development Zoning District; O, Open Space Zoning District and R-1-A-H, One Family Residence with Special Agricultural and Height Limit Combining Zoning District.

M/S Cook/Ezzy Ashcraft and unanimous to adopt Planning Board Resolution No. PB-06-22 to approve a request for a Periodic Review of Development Agreement DA89-01, for the period through April 4, 2006, as required under Zoning Ordinance Section 30-95.1.

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

9. REGULAR AGENDA ITEMS:

- 9-A. **ZA06-000X Zoning Text Amendment – Citywide (CE).** Zoning Text Amendment to amend Subsection 30-4.9Ag.8. Off-street Parking and Loading Space of the C-C Community Commercial Zone of Chapter XXX (Development Regulations) to add a process for parking exceptions.

Ms. Eliason summarized the staff report, and recommended adoption of this amendment.

The public hearing was opened.

Mr. Michael Krueger, 2145 Santa Clara Avenue, Apt. E, spoke in support of this item. He believed that many of the City's parking requirements were developed in suburban areas with no public transit, developed to handle a worst-case scenario. He believed that other cities copied those standards, and suggested that they be changed to reflect the use and location of a retail establishment. He noted that Portland, Oregon, had exceptions for sites well-served by public transit (within 500 feet of the site). He noted that both Park and Webster Streets met those criteria. He added that the parking structure would also merit reexamination of the off-street parking requirements.

Mr. David Kirwin, 1416 Seminary Avenue, noted that one bus pullout has been lost on Park Street, leading to auto and delivery truck congestion. He noted that uses may change and that auto-dependence related to that business may change.

Mr. Jon Spangler, 1037 San Antonio Avenue, agreed with Mr. Krueger's comments. He noted that he shopped on Park Street by bike frequently. He strongly supported using alternative methods of transportation, and was very concerned about the environmental effects of driving cars.

The public hearing was closed for Board discussion.

Vice President Cook believed the parking requirements should be applied intelligently, taking the retail use into account.

In response to an inquiry by Member McNamara on whether the parking exemptions would be defined by the applicant or the traffic study, Ms. Eliason replied that detailed guidelines from Public Works and Development Services would be sought by staff. She noted that a mixed-use office (office/residential), assisted care and hotel facilities would be likely candidates for this policy.

Member Lynch noted that parking in lieu fees are a way for communities to generate fees to develop a nexus for that project. He added that government is also reticent to relinquish a revenue source, and noted that a balance between a revenue stream and such a parking policy must be struck. He was reluctant to require each applicant to produce a costly parking demand study, especially in a C-C district that was already described in a City map.

Member Ezzy Ashcraft expressed concern about the timing of this issue, and noted that she had attended the EDC meeting where the parking and traffic study was introduced. She was reluctant to

take further steps before the results were present, and she believed that some of the information may be very useful for new businesses. She inquired whether there were certain businesses that staff was imminently concerned with.

Ms. Eliason confirmed that there were specific businesses that were very interested.

Member Ezzy Ashcraft was concerned about losing the revenue from the lost parking in-lieu fees. She also supported use of alternate transportation, but was dismayed at the paucity of bicycle parking in Alameda.

Member Kohlstrand noted that because of the mix of uses, it was not reasonable to expect each business to provide independent parking spaces, which would provide too much parking. She supported looking at shared parking opportunities, which she believed was a more rational approach to downtown parking.

M/S Kohlstrand/McNamara and unanimous to adopt Planning Board Resolution No. PB-06-23 to approve a Zoning Text Amendment to amend Subsection 30-4.9Ag.8. Off-street Parking and Loading Space of the C-C Community Commercial Zone of Chapter XXX (Development Regulations) to add a process for parking exceptions.

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

President Cunningham called for a five-minute recess.

9-B. **Study Session - Master Plan Amendment – Catellus Mixed Use Development (AT).** The proposed revisions to the Catellus Mixed Use Development would allow the project sponsor to replace approximately 900,000 square feet of planned commercial office and R&D space with a mix of office, research and development, retail and residential uses. The proposed revision includes two variants of the proposed land use plan in order to provide the flexibility to respond to future market conditions. Both variations would provide 400,000 square feet of previously entitled office spaces with supporting retail in the northwest portion of the site (north of Mitchell Avenue); approximately 50,000 square feet of waterfront retail; and a 20,000 square foot health club on the waterfront north of Mitchell Avenue. Approximately 21.3 acres west of 5th Street and approximately 4.3 acres of land north of Mitchell Avenue would be re-designated in the General Plan for approximately 300 housing units. East of 5th Street between Mitchell Avenue and Tinker Avenue, Variant A envisions an approximately 250,000 square foot shopping center on the 21 acres; and Variant B envisions 370,000 square feet of currently entitled R&D space. The project would require a General Plan Amendment.

Mr. Thomas presented the staff report, and displayed a PowerPoint presentation to illustrate the project.

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

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

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

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

The public hearing was opened.

Mr. Jim McPhee, Cushman & Wakefield, 560 S. Winchester Blvd., Ste. 200, San Jose, noted that they had worked with Clif Bar & Company to relocate that company to Alameda from Berkeley. He noted that there were many potential lessors for this company, and urged the Board to approve this item.

Mr. Richard Lyons, attorney, Clif Bar/Wendel Rosen Black LLP, 1111 Broadway, 24<sup>th</sup> floor, Oakland, noted that Clif Bar was a quality company that would be an asset to Alameda. He noted that Clif Bar managed to the “triple bottom line,” to the benefit of the shareholders, the employees and the community. He noted that the company was very profitable, and that the employees were highly involved in the community. He noted that Clif Bar was also a green-oriented business that would be a magnet to other nationally known businesses.



Ms. Sandy Berry, Cornish & Carey, 2804 Mission College Blvd., #20, Santa Clara, spoke in support of this item.

Ms. Susan Decker, 2145 Santa Clara Avenue, Apt. E, noted that the pedestrian routes should be pleasant and safe. She supported direct walkways located near the waterfront.

Mr. Jon Spangler, Bike Alameda, 1037 San Antonio Avenue, noted that Bike Alameda president Lucy Gigli submitted a letter to the Planning Board, which expressed support for the Alameda Landing development project. He noted that Catellus has gone overboard to solicit community input at its own expense and on its own time. Ms. Gigli wished to state that Bike Alameda did not want any changes or mitigations to this development that will in any way impinge on current or future bike, pedestrian or handicapped access, or put more automobile traffic on the streets of Alameda, regardless of the presence of bike lanes.

Ms. Helen Sause, 816 Grand Street, spoke in support of this item as a private citizen. She believed this project was a significant example of a seriously constrained site. The change in market conditions has enabled Alameda to have a different project than originally envisioned. She believed this project took true advantage of the Alameda waterfront. She applauded Dan Marcus and the architectural team in making the most of such a constrained site and in working with the community.

Mr. David Kirwin, 1416 Seminary Avenue, believed this was a beautiful plan and had concerns about the mixed use taking the final plan and design decision away from the City. He did not want this project to change the way Alameda thinks about development.

Mr. Hadi Monsef, PO Box 1353, spoke in support of this item. He believed that the best use of the waterfront is for a mixed-use development.

Mr. Michael Krueger, 2145 Santa Clara Ave., Apt. E, noted that he was impressed with the continual improvement of this plan. He agreed with the mixed-use concept for this project. He would like to see more detail with respect to the residential section. He did not want to see any walls near the residential developments, which is forced by high-speed traffic on adjacent streets. He did not support private streets, and would like them to be accessible to everyone.

Mr. Michael Sullivan, 1842 Nason Street, spoke in support of this item, with the added condition that there be a bike ferry to Oakland. He noted that a ferry would not be impacted by traffic or Tube maintenance issues, and that it would be more scenic.

Ms. Roberta Rockwell, President, Miracle League Baseball, 1322 Sherman Street, spoke in support of this item. She noted that Dan Marcus and Catellus had donated land and initial funding for the first Miracle League baseball in Northern California.

Ms. Gretchen Lipow, 2242 San Antonio, noted that she was also a Special Olympics mother, and hoped to see the park used for their organization as well. She inquired what would be done differently on this site without Measure A.

The public hearing was closed for Board discussion.

President Cunningham noted that the first section of the report would be addressed (General/Land Use).

Vice President Cook noted that she was very pleased with the progress of this project since it was last before the Board. She would like to see the level of progress and detail spread out across the site. She was very excited about the presence of Clif Bar on this site, and especially about a recreation-oriented waterfront. She believed it was important to have a first user that was a significant presence.

Member Ezzy Ashcraft complimented staff and the designers for being so responsive to the Board's comments and concerns.

Member Kohlstrand commended staff and 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.~~ She appreciated the public's input over the years that was incorporated into the final design. 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.* She continued to advocate that an alternative for the purposes of advancing the *land use and* parking discussion with respect to Measure A, especially as it relates to a more transit-oriented density.

President Cunningham believed that pulling the density of the business uses in would create more recreation fields and parking. He believed it would be beneficial to the public discussion to understand what Measure A restricts at this time.

Member Lynch echoed the other Board members' comments in thanking staff and the development team for their responsiveness to the Board's and the public's comments. He believed that the number of units was not necessarily the issue with respect to Measure A, but the design of the units was very important.

President Cunningham noted that on page 8, relative to the TDM, he believed it would be useful to be cognizant of park-and-ride facilities, and that it should be stated in the document. He added that there was a lot of comment with respect to the size of parks, and noted that the Board has had many discussions about parks that were too small to be used. He would like to see language on active and passive recreational parks. He noted there was a mention of sustainability, and cited a newspaper article about sustainability guidelines being adopted in Vallejo. Since Alameda did not have a sustainability ordinance, he would like to see Catellus make a commitment to a minimum of a Bronze LEED rating. He requested more information from staff regarding the storm water retention ponds. He would like to see a phasing diagram.

Vice President Cook agreed with President Cunningham's request for a phasing plan, especially in relation to other uses. She noted that on page 9, the language should be changed to specifically state a certain amount of retail that must be included. She also believed there should be more mixed use on the waterfront, and that the requirements should have more teeth. She noted that the last paragraph on page 15 stated that variations in the project would go to the Planning Director and the Public Works Director; she would like to understand more about that statement. Mr. Thomas noted that staff could provide more information to the Board.

In response to an inquiry by Vice President Cook regarding parking on Fifth Street, Mr. Thomas replied that would be a good idea, particularly north of Tinker. They have required the tenant spaces to have public entries onto Fifth Street, and a guideline in the current Master Plan was deleted that stated there would be no parking at all on Fifth Street and Tinker.

Member Kohlstrand noted that the specific dimensions regarding the width of sidewalks and travel lanes do not add up to the width of the right of way, and were not consistent in all cases. In addition, a continuous turn lane on Fifth Street was proposed as the center lane, with a three-lane street and two five-foot bicycle lanes and no parking. With the change in concept providing access at limited points, she did not believe that turn lane made particular sense. Also, she believed it was advisable to consider parking at that location, which would add character to the street rather than detracting from it. She did not agree with the concept of public streets with no street parking, with requirements for off-street parking, *though she* understands that there was a maintenance benefit *to private streets, she still preferred the public streets*. She agreed with Mr. Krueger's comment about standards for public versus private streets.

Mr. Thomas agreed, and noted that every street should have at least a five-foot wide sidewalk. Member Kohlstrand noted that she preferred public streets, and that there was a maintenance benefit. Mr. Thomas noted that this project would have a municipal services agreement.

M/S McNamara/Cook to extend the meeting to 11:30 p.m.

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

Vice President Cook expressed that the wrong kind of screening would create a visual barrier to the water.

In response to an inquiry by Member McNamara whether a parking structure could be built that could be shared between residential and office uses, Mr. Marcus replied that density was the major issue with respect to a parking structure. He noted that approximate 15-20% of the 77 acres was open space, between the waterfront park, the village green and the smaller pocket parks.

Member McNamara noted that the paved parking lots were potential open areas.

Member Kohlstrand expressed concern that too much open space would become less usable.

In response to an inquiry by Member Ezzy Ashcraft, Mr. Thomas noted that a second story senior care facility would be accessed by an elevator.

Member Lynch added that he liked the flexibility of having that building ADA compliant, and a second or third floor could be added.

President Cunningham believed it would be useful to have a diagram to set up a framework where the mixed use nodes really occur so the dynamics of the plan's structure could be understood. Mr. Thomas agreed with President Cunningham's assessment and believed that would be essential to understanding the site in the future.

Vice President Cook expressed concern about the general provisions on page 33, which addressed permitted uses being moved within subareas. She believed that contradicted the concept of locking in mixed use nodes. Mr. Thomas noted that the plan permitted mixed use everywhere and required missed use in specific nodes.

Member Kohlstrand expressed concern about Subarea 3, and got the sense that a street network would be set up within the block, but was nervous about seeing the phrase "shopping center" and a huge block ringed by buildings. With respect to the language addressing the development pattern, she believed it would be better to have streets instead of a large parking lot. She believed the bioswale concept was interesting, but would rather see smaller blocks that could create a framework for development, pulling the uses together.

Member Kohlstrand believed the commercial and residential uses were better integrated across Fifth Street in the areas closer to the waterfront. She inquired about the rationale for keeping the retail on one side, and not double-loading Fifth Street and making the rest of the street residential. Mr. Thomas replied that they examined scenarios where Fifth Street was double-loaded with retail. They found that double loaded retail required small shapes that would compete with Webster Street. Large retail stores would require large parking fields behind them on the residential side.

President Cunningham noted that while Walnut Creek has parking structures, there was also a large array of parking spaces on building roofs.

Member Kohlstrand liked the office use along the waterfront.

In response to an inquiry by President Cunningham, Mr. Thomas replied that the current work/live ordinance did not apply to this area, and that a new ordinance would have to be written to allow work/live, but "shop homes" with only two units could be done under Measure A and without a work/live ordinance.

Vice President Cook inquired whether the agreement with WABA was a separate agreement. She very supportive of the progress on Webster Street. She was unsure whether the waterfront should be sold short because of the agreement with WABA.

Mr. Thomas replied that staff could provide the Retail Impact Analysis performed for this project.

Vice President Cook would like to push the envelope further on the waterfront parcel, and would like to get a finer grain of retail and residential pushed out into that area. She would also like to have a discussion about building heights, as well as the size of parking structures and buildings.

In response to an inquiry by Member Lynch regarding the possibility of forming a subcommittee to discuss the issues, Mr. Thomas replied that could be considered if the Board so wished.

Member Lynch suggested that since the meeting of July 24 has been noticed, that at that meeting, the document incorporate some of the items heard during this meeting. He believed there would be a few remaining items, at which time the subcommittee could be formed to get to the end of the process, if necessary.

No action was taken.

10. WRITTEN COMMUNICATIONS:

This item was continued to the next meeting.

11. BOARD COMMUNICATIONS:

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

This item was continued to the next meeting.

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

This item was continued to the next meeting.

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

This item was continued to the next meeting.

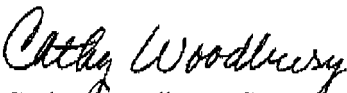
12. STAFF COMMUNICATIONS:

This item was continued to the next meeting.

13. ADJOURNMENT:

11:38 p.m.

Respectfully submitted,

  
-Cathy Woodbury, Secretary  
Planning & Building Department

These minutes were approved at the July 24, 2006, Planning Board meeting. This meeting was audio and video taped.