

APPROVED MEETING MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, JUNE 22, 2015

1. CONVENE: 7:02 P.M.
2. FLAG SALUTE: Board member Tang led the flag salute
3. ROLL CALL: Present: President Henneberry, Vice President Alvarez and Board Members Burton, Knox White, Köster, Tang, and Zuppan
Absent: None
4. AGENDA CHANGES AND DISCUSSION: None
5. ORAL COMMUNICATIONS: None
6. CONSENT CALENDAR: None
7. REGULAR AGENDA ITEMS:

7-A PLN12-0279 – 2235 Clement Avenue – Applicant: Francis Collins. Tentative Map Amendment, Development Plan and Design Review to permit construction of 182 townhome units and approximately 2 acres of open space on two vacant parcels located at the corner of Clement Avenue and Oak Street. An environmental impact report was prepared and certified pursuant to the California Environmental Quality Act in 2010.

Andrew Thomas Assistant Community Development Director, provided presentation and overview of the project and requirements. He stated that the staff recommendation is to deny the extension of the map.

Phil Banta, Boatworks, provided a presentation on the history of the project, and addressed staff comments.

Board Member Burton questioned the applicants interpretations of open space and referenced page 3 of the letter open space Section 2.1A, stating they will contribute a maximum of \$100,000 to create access to the water yet will not be responsible for securing the permits or any of the construction.

Board Member Burton asked what percentage of open space is underwater.

Mr. Thomas stated roughly 5000 of the 61,000 square feet open space requirement is water.

Mr. Thomas stated he has never needed to make the interpretation of water as open space in the past.

Board Member Köster asked if there was a path to the water or were the ramps just for drop off.

Mr. Thomas stated that the docks were the original ship drop offs and they didn't want people in the area.

Board Member Köster asked why the intersection of A Street and Elm Street was changed.

Mr. Banta stated that it allows for a better design to have the street jog to Elm Street.

Board Member Knox White stated that Blanding Avenue also does not line up.

Mr. Banta stated that it is to allow for parking on Blanding Avenue.

Board Member Zuppan questioned the subjective statements regarding a very significant rain storm over limited period of time.

Mr. Banta stated that it implies a continuous downpour for a number of hours, within a 24 hour period the grounds would absorb the water.

Board Member Zuppan asked what the basis for the understanding is.

Mr. Banta stated the information is from the engineer.

Board Member Zuppan asked if it was in the packet.

Mr. Banta stated it was not.

Board Member Zuppan asked about the hazardous materials cleanup of the site.

Mr. Banta stated that phase 2 needs to be remediated and an action plan is in place that has been approved by DTSC.

Board Member Zuppan asked if the phase 2 cleanup affect the phase 1 residents.

Mr. Banta said it won't affect them.

Board Member Zuppan asked if the project would fully fund the docks.

Mr. Banta stated the 100K is a reasonable amount, but he didn't want to be required to do other things that may cost much more.

Board Member Zuppan asked how would the boats get down to the public dock.

Mr. Banta stated that kayakers can carry them down to the dock and walk down the dock.

Board Member Zuppan also questioned the new street arrangements.

Mr. Banta stated that it provides a better sight line to the open space area and the waterfront.

Board Member Burton stated concern that the single family homes at the top do not have fire truck access.

The Board opened public comment.

Dorothy Freeman, resident, stated that she would like to see a full 2 acres of public open space on the estuary and more than a walking path on the waterfront.. She stated there is no proper street grid and the site is the Gateway to Alameda and it needs to be complementary to neighborhood. She does not feel they should not approve this plan.

Helen Sause, resident, stated that the site has breath taking views and she agrees with staff that the design needs to take advantage of the site and it seems to need a better design.

Karen Bey, resident, stated she is disappointed with the design and real community benefits are needed since it is a special site near the historic Park Street district. She feels that the 2 acre park is too small and there should be more public benefit.

Becky Redfield, resident, stated she dislikes the small units for the low-income housing and she would like a ramp for kayaks but the design is not good, seems flimsy, solid concrete would be better

The Board closed public comment.

Board Member Burton stated that he does not think that the site plan is worth reviewing or approving and the previously approved plan had three major access ways for public to reach the waterfront, a nice promenade in the center, and had a great core. He stated that the current site plan is packed in tight with narrow spaces between the buildings and no open space between the single family dwellings. He feels that the applicant needs to start over and he recommends denial.

Board Member Tang stated that he likes the loading and kayak area, but is concerned with the definition of open space and water. He feels that low tide and high tide should be addressed and could be dangerous, need to address safety and open space first.

Board Member Köster stated that the previous plan had great public areas and he is not seeing that in this plan, it feels there is too much asphalt, very few trees and little green space. He stated that he would like to see the city streets reconnected and the architecture needs work.

Board Member Knox White stated that he agrees with moving the multifamily back to the corner and mentioned. He questioned why the 2011 plan was not suitable. He feels that the boat ramp needs to be approved prior to the project approval and the length of the ramp clarified due to tides.

Board Member Zuppan stated that the concepts look nice but would like more details on how things are incorporated and it looks like the pieces were thrown together. She stated that the landscaping was nice and the townhomes have nice access for aging in place, but the other homes do not. She feels that the open space should not just be the sidewalk, it should be a place for kids to play. She would like to see a wider waterfront space which is available to the public and not just the residents. The affordable housing needs to be intergraded within the site and the developer needs to create the open space necessary and not require someone else to handle it. She can't approve the project.

President Henneberry stated that the plan needs revisions.

Board member Knox White moved to approve denial of the development plan and design review applications and recommend that the Alameda City Council deny the tentative map and density bonus application amendment for the Boatworks project at 2241 through 2243 Clement Avenue. Board member Burton second the motion.

Motion passed 7-0.

7-B PLN14-0701 – 2100 Clement Avenue – Applicant: City Ventures. Public Hearing to consider a draft Vesting Tentative Map and Density Bonus application and a resolution approving a Development Plan, Design Review, and Density Bonus application to Permit Construction of 52 Units on a 2.78 Acre Parcel Located at 2100 Clement Avenue. The proposal is categorically exempt from further review under the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332 Infill Development Projects.

Mr. Thomas provided an overview of the project.

Andrew Warner, City Ventures, provided an overview of the design.

Board member Burton stated that he has heard concerns from the neighbors regarding the street trees and asked how many can be saved.

Mr. Warner stated that all of the trees are close to the sidewalk, or on the site.

Board Member Tang stated that an open space area would make the community more interactive, and asked about drought tolerant.

Mr. Warner stated that the open space area will be drought tolerant.

The Board opened public comment.

Dorothy Freeman, neighbor, thanked staff and the Alameda Architectural Preservation Society (AAPS) for their help on the project since it is not complementary to the neighborhood and 58 units are too dense. She didn't like the unusable open space in the previous plan and stated the new plan has less units, entrances on two streets, and open space increased and neighbor friendly. Scott Lockwood, resident, spoke in favor of the project stating that he used to live in the neighborhood and feels it would be a nice

addition. He feels the architecture is complementary without trying to mimic the style and City Ventures has engaged the community and incorporated as much as it can.

Joseph Woodard, neighbor, stated that his home is not far from the development and he welcomes more neighbors. He is glad to work with staff, the Planning Board, and the applicant who have listened to the neighbors.

Ginni Dofflemyer, neighbor, stated that the project has made huge progress, but it is not complete yet. She feels that they still need to keep working on the plan, save the trees, and make the project harmonious with the surrounding neighborhood.

Penny Cozad, neighbor, feels that the bulk and effect of the project on the neighborhood with the setbacks so close it makes the street feel narrow

Michael McDonough, Alameda Chamber of Commerce, spoke in support of the project stating it will increase jobs for the area stating that the Chamber of Commerce recommends approval.

Dick Rutter, AAPS, cited a development in Cape Cod is half as dense has 2100 Clement Avenue with 63 units on 8 acres built using East Coast architecture with four paths of travel to the beach. He feels that Clement Avenue can do something similar utilizing gabled areas for bedrooms.

Stephanie Butler, neighbor, stated she still has concerns with the open space and the guest parking in the middle of it. She agrees that maintaining guest parking is important and would like to see a minimum of 6 and prefers more.

Tess Meier stated she is not from neighborhood and is moving to Oakland but feels the city needs more housing. She feels that City Ventures has accommodated the neighbors on architecture, and electric cars.

Helen Sause, Alameda Home Team, feels the project is compatible and City Ventures has been receptive to the neighbor comments. She feels the project is a complementary addition to the area and it provides diverse and transit oriented housing. She recommends approval.

Christopher Buckley, AAPS, thanked City Ventures for working close with AAPS stating that they have made significant changes but there are still some changes to be made.

Steve Aced, resident, stated that he supports the work from City Ventures, but feels there is still work to be done for the project to be compatible with the surrounding neighborhood.

Matt Cotter, neighbor, stated he is happy to see the project progress and is glad to see that connection is a concern. He agrees that the open space should be bigger, but does not feel the need for 15 guest parking spaces. The project is better than what is there.

Karen Bey resident, stated that she supports the project and likes the plan and design. She is glad to see that the developer has addressed the neighborhood issues and is excited for more housing near Park Street.

Call for motion to go pass to 11 p.m.

Board Member Knox White motioned, Board Member Burton seconded, motion passed.

Board Member Knox White stated that the plan has come a long way since last time it was presented to the Planning Board. He stated that the parking lot in the middle of the park area is a weak point of the proposal. He would like to see a mixed design instead of a entire block of one style of building and thinks the buildings look too similar but they don't need to mimic historical styles. He would like to see a differentiation of building types and smaller buildings. He would like the project to maintain as many street trees as possible. He is receptive to the overall project, with some needed changes.

Board Member Zuppan stated she met with the neighbors and heard their concerns. She recognized that the design has changed a lot since March and likes a lot of what is being done. She would like to see a materials board and agrees with AAPS comments regarding the texture and windows. She would like to see reduced guest parking for open space and make sure headlights are not going into the windows of neighbors.

Board Member Burton stated the overall site plan has improved and thanked the developer for working with staff and the community. He feels that the central green space is either parking or open space, but that it cannot be both. He thinks that setbacks would be nice but it is okay as proposed noting that Bayport has 10 ft setbacks, these are 8 to 10 ft, and Grand Marina is 5 ft. which is okay and the setbacks vary down the street. He agrees for the need to maintain the existing street trees as much as possible and get rid of parking and central green space.

Board Member Tang stated overall he likes the project, not sure about the parking versus green space..

Board Member Köster thanked the developer and staff for the outreach to the neighbors. He feels a continuous open space is beneficial. He feels the bright yellow color stands out too much and would also like to see a materials board.

Vice President Alvarez stated that it is a challenge to make everyone happy in this process. She addressed the concerns about parking and believes there should be guest parking and open space. She agrees with the AAPS comments and the need to maintain the street trees.

President Henneberry thanked the developer, staff, and the commenters. He agrees with taking out the guest parking and making all open space and the bike paths make sense.

Board Member Zuppan made the motion to continue the item, Knox White seconded. Motion passes 7-0

8 MINUTES

8-A Draft Meeting Minutes - May 11, 2015

Board Member Zuppan corrected the misspelling of some commenter's names.

Board Member Burton stated that on page 6 the comment should include one accessory bedroom on first floor of condo units.

Board Member Köster moved to approve. Zuppan seconded. Motion passes 7-0

9 STAFF COMMUNICATIONS

9-A Zoning Administrator and Design Review Recent Actions and Decisions

Mr. Thomas reported on recent actions and decisions.

10 WRITTEN COMMUNICATIONS: None

11 BOARD COMMUNICATIONS:

The Board presented Board member Tang with a resolution recognizing his service on the Planning Board. Mr. Tang thanked the Planning Board.

12 ORAL COMMUNICATIONS: None

13 ADJOURNMENT: 11:27 p.m.