

APPROVED MEETING MINUTES OF THE REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, NOVEMBER 8, 2010

1. CONVENE: 7:06 p.m.

2. FLAG SALUTE: Board member Kohlstrand

3. ROLL CALL: Present: President Ezzy Ashcraft, Vice-President Autorino, Board Members Ibsen, and Kohlstrand.
Absent: Board members Lynch and Zuppan.

4. MINUTES:

Minutes from the Regular meeting of October 11, 2010

Motion to approve minutes by Board Member Kohlstrand, seconded by Board Member Ibsen. Motion passes (4-0).

Minutes from the Regular meeting of October 25, 2010 (Pending)

5. AGENDA CHANGES AND DISCUSSION:
None.

6. STAFF COMMUNICATIONS:

Written Report

6-A Future Agendas

Staff presented an overview of upcoming planning project.

6-B Zoning Administrator Report

None.

Oral Report

None.

7. ORAL COMMUNICATIONS:
None.

8. CONSENT CALENDAR:
None.

9. REGULAR AGENDA ITEMS:

9-A **Proposed Water Emergency Transit Authority (WETA) Alameda Facility**

Staff will present the proposed facility. No action requested. Informational only.

Planning Services Manager Andrew Thomas introduced the proposed project, which is not ready for final approval at this time. Once final plans are prepared, the applicant will return

to the Planning Board for approval. The joint project between the Water Emergency Transportation Authority (proponent) and the City of Alameda (property owner) is requesting feedback on the project.

Mr. MCGarthy, project planner for WETA, presented the project to the Board. WETA is transitioning the operations of the Alameda Ferry System and proposes to locate the emergency/operations to Alameda. The project would house the over-night berthing for 11 vessels, refueling, light maintenance repair station, a fixed pier. Some dredging and shoreline reconfiguration will be required. The building is proposed to be approximately 22,500 sf, 4 stories, and 65 ft in height and designed with sustainable design principles.

The project consultant, Roma Design project leader, discussed the planning process and the reasons for locating to Alameda.

Board Member Auturino asked for the location of employee parking and the current location of vessel berthing.

The project planner stated that most of the parking would be located off-site. The majority of vessels are berthed in different locations in San Francisco and Mare Island, not all vessels would be berthed at the Alameda location, once open. It would only berth the Central Bay fleet and any future expansion of vessels in service.

Board Member Autorino asked for clarification on the extent of light maintenance.

The project planner stated that the facility will have a crane for light repair services, but not a dry dock for heavy maintenance.

Board Member Autorino asked whether the Hornet had been contacted about relocating. Mr. Thomas stated that the Hornet is involved in this location, and that the relocation of the Hornet would likely be closer to the seaplane lagoon, which ultimately will garner a lot of pedestrian and tourism traffic. The Maritime Administration (MARAD) fleet would be consolidated to the lower piers, which is a secured area.

Board Member Kolstrand asked for clarification on the size of the facility and the approximate timelines for potential expansion of uses.

The project planner stated that the site is 12,000 sf and one acre of water area. The proposed facility represents the anticipated maximum expansion capacity of 10 permanent berthing for 10 vessels including one transient vessel berth: three for Oakland-Alameda ferry service, three Harbor Bay ferry service, two for the South San Francisco ferry service starting in September 2011 and two for Berkeley starting 2013 (pending approvals).

Board Member Ibsen asked about the distinction between regular and emergency fueling capacity and how the tank would be secured against spills.

The project planner stated that both fueling options would be served by the 48,000 gallons fuel tank, with emergency fueling with a 14 to 21 day capacity. The tank has not been fully

designed yet, but the tanks would be located within the soil/underground and would have primary and secondary containment within cement vaults.

President Ashcraft asked who holds responsibility to determine the adequacy of the proposed spill prevention systems and who would respond to any spills.

The project engineer stated that the design team will be meeting with the City of Alameda Fire Department to work through the designs, as well as operation and containment plans. Any emergency responses would be handled by the City of Alameda Fire Department. Other State agencies, such as the Regional Water Quality Board, also regulate spills and containment plans and who would also determine adequacy of emergency response plans. The project planner also stated that this project would require permits from the Bay Conservation and Development Commission, Regional Water Quality, Army Corps of Engineers, and Coast Guard, as well as a design review by the Engineering Review Board.

Board Member Kohlstrand asked on the status on the environmental review process.

Andrew Thomas stated that WETA is the lead agency, which will initiate, approve and certify the EIR. The City of Alameda will be a reviewing party. The project planner stated that an Phase I site assessment had been completed. A draft project description is being circulated at this time, alternatives are being considered in the EIR. Public hearings are scheduled for late summer 2011.

President Ashcraft strongly urged the design team to develop a LEED Platinum building to ensure long-term low operation costs.

Board Member Kohlstrand asked about the floor area to height ratio and how the design settled on the building height of 65 ft so close to the waterfront. The project planner said that the small landside footprint essentially prompted the building design, but that the proximity to the Hornet allowed for the height to blend into the scenery. Andrew Thomas stated that the property is designated for federal, water-oriented uses, including fleets of significant height, such as the MARAD fleet, so that the waterfront will remain in maritime uses. Staff felt that the height of the proposed building would not deter from the waterfront.

Board Member Ibsen supported the design and height of the building and commended the team for packing the various uses into the building. He recommended that when the team returns with the project for approval that the presentation include views from the Hornet and the land side.

President Ezzy-Ashcraft opened the public comment period.

Mr. Spangler, resident, supports the project, but asked whether the gas tanks will contain provisions for biodiesel and if WETA is considering the addition and development of placeholders for alternative propulsion systems in the future. He also asked how the building would hold up in the unlikely event of a tsunami.

The project planner responded that at this time the project is not considering alternative

fuels, but that the facility could be likely be adapted in the future. The impact analysis of a tsunami has not been evaluated at this time.

President Ezzy-Ashcraft closed the public comment period.

9-B **Presentation of the Draft North Park Street Regulating Code**

Staff will present the proposed code. No action requested. Informational only.

Planning Services Manager Andrew Thomas presented the proposed draft code changes that would apply to the North Park Street area. Planning Services Managers Andrew Thomas and Margaret Kavanaugh-Lynch requested that the Board Members provide comments to staff.

Ian Ross, City Design Collective, described the proposed Form-Based Code for the area north of Lincoln Avenue to the Estuary. The Form-Based Codes define building design, uses and pedestrian-scale compatibility for economic revitalization of that area.

President Ezzy-Ashcraft opened the public comment period.

Mr. Buckley, representative of Alameda Architectural Preservation Society, spoke in support of the Form-Based Code. He asked for clarification of the Mixed-Use residential district.

President Ezzy-Ashcraft closed the public comment period.

10. WRITTEN COMMUNICATIONS:

None.

11. BOARD COMMUNICATIONS:

Planning Services Manager Andrew Thomas provided information on the proposed Alameda Point Going Forward Community Forums scheduled for November 9th, November 18th, and December 8th, 2010 in various locations in Alameda. The Alameda Point Going Forward planning process will gather community input on a vision for the redevelopment of Alameda Point, and will culminate in a project description for the redevelopment of Alameda Point.

President Ezzy-Ashcraft stated that she had attended the ground breaking for the Harbor Bay Business Park median landscaping project that will consist of bay-friendly, water efficient landscaping.

12. ADJOURNMENT: 9:49 p.m.