

MINUTES  
REGULAR MEETING OF THE  
CITY OF ALAMEDA PLANNING BOARD  
MONDAY, MARCH 27, 2017

1. CONVENE

President Köster convened the meeting at 7:06pm.

2. FLAG SALUTE

Board Member Curtis led the flag salute.

3. ROLL CALL

Present: President Köster, Board Members Curtis, Mitchell, Sullivan. Board Member Zuppan arrived at approximately 7:20pm. Absent: Board Members Burton, Knox White.

4. AGENDA CHANGES AND DISCUSSION

**\*None\***

5. ORAL COMMUNICATIONS

**\*None\***

6. CONSENT CALENDAR

**\*None\***

7. REGULAR AGENDA ITEMS

**7-A 2017-4101**

PLN16-0185 - 1629 Webster Street - Applicant: Daniel Hoy for Sam and Michelle Koka. A Public Hearing to consider Design Review, Use Permit Amendment, and Zoning Text Amendment to construct an approximately 14,300-square-foot three-story, mixed-use building located on the southwesterly corner of Webster Street and Pacific Avenue. The new building contains approximately 5,000-square-feet of ground floor retail and a 16-bed senior boarding house on the second and third floors. The site is located within the C-C (Community Commercial) zoning district. The zoning text amendment adds boarding houses as an allowable use with use permit approval in the C-C, C-1 (Neighborhood Business), and C-2 (Central Business) Zoning Districts. The project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332 - Infill Development, and 15305 - Minor Alterations to Land Use Limitations

Staff Member Dong gave a presentation. The staff report and attachments can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=2985479&GUID=7626093F-D83F-4314-96C3-C21FD082C91B&FullText=1>

Board Member Mitchell asked if the auto shop use permit is required to provide a certain number of parking spaces.

Staff Member Dong said they are required to provide five spaces as part of the updated code.

Board Member Curtis asked if there was a certain length of time the initial shared parking lease must run for.

Staff Member Dong said the lease will run in seven year increments.

Board Member Sullivan asked how many spaces would be committed to businesses on the site.

Staff Member Thomas explained how the property required a total of 23 parking spaces, per the zoning code.

Board Member Zuppan asked for and received confirmation that most of the units would have shared bathrooms. She asked if the property would be deed restricted for seniors.

Staff Member Dong said there would be a requirement that all residents be at least 62 years old.

Board Member Zuppan asked for more information about the location, safety, and screening for the utilities.

Staff Member Dong explained the layout and description of the utilities.

President Köster asked if the meters could be placed on an interior wall of the building, rather than facing the sidewalk.

Staff Member Thomas said that they could require the meters to be away from the sidewalk if they wished.

Board Member Curtis asked if there would be a limitation on how many beds would be in the facility.

Staff Member Thomas said they could place a restriction on the number of beds as a condition of the use permit.

Board Member Sullivan said the term "boarding house" is an antiquated term and was looking for an updated description of the type of facility.

Staff Member Thomas explained the different terms in the code and state requirements for different types of facilities.

Sam Koka, applicant, said he worked closely with the West Alameda Business Association and hopes the project can win approval.

President Köster opened the public hearing.

Sandip Jariwala, president of WABA and owner of Hawthorne Suites, said the project would add needed business space and housing to the district. He said it would bring needed foot traffic in the evenings.

Paula Jones, resident, said the neighborhood is lacking in parking and this project could exacerbate that. She said she was concerned that there would be only one kitchen for the project. She asked if the facility would require licensing from the state.

Audrey Lord-Hausman said the location would allow the residents who may not be available to afford cars to have access to transit. She said it would provide much needed housing.

Rich Krinks said the building would be a great addition to Webster St.

Anni Chapman raised concerns about the contamination issues at the site and asked whether the boarding house use would be appropriate for the site.

Rony Nathan said the location is ideal for this type of project, with lots of services for residents.

Linda Asbury, Executive Director of WABA and resident, asked the board to support the project.

Pat Lamborn, resident, asked if the definition of assisted living facilities in the zoning code would be changing.

Angela Hockabout said we need this type and other types of housing for our senior residents.

Reyla Graber said she was concerned with the definition of boarding home in the resolution.

President Köster closed the public hearing.

Staff Member Thomas responded to the regulatory questions raised by some of the speakers.

Board Member Sullivan said many of the universal design requirements in the resolution do not apply to this property.

Board Member Curtis said he is concerned about the parking and the length of the shared parking lease. He said he was concerned that the ordinance change would allow a flophouse type of use that would not be desirable.

Board Member Zuppan said she was concerned about the shared bathrooms for seniors aging in place. She said she wanted to make sure the resolution guaranteed that the extra bathrooms remained available to residents at all times. She suggested we might need a restriction against hot plates because of fire concerns. She asked if they could require some units to have a lease that prohibited the resident from having a car. She said she would like to see the parking lease have options for extensions by the lessee. She said she wants the utility meters to not be on the street and that the transformer be screened from public view.

Board Member Mitchell raised concerns about closet doors in the middle of the hallway posing a hazard during an emergency if left open. He said he agreed with other board member comments and wanted to make sure the environmental issues were addressed before proceeding.

President Köster said we need a little more detail on the shuttle service. He said we wanted to limit it to 16 total beds. He said he agreed that each shared parking spot at the hotel should have signage.

Staff Member Thomas listed the proposed changes: requiring clearance from regional regulatory bodies regarding the environmental cleanup of the site; moving the electric meters to an interior wall of the property; individually signing the off site parking spaces; limiting the project to 16 beds plus the manager; screening the transformer; reviewing the hallway doors for fire safety; striking the universal design restrictions that do not apply; clarify that the shuttle operating hours and stating that it is on demand.

Board Member Curtis added there should be a seven year parking lease and a seven year extension in place.

Board Member Zuppan said that a requirement that some of the units not have a car is a good compromise for a project that says they will not need as much parking as the code requires.

President Köster took a straw vote on including a requirement that three units have leases that forbid the resident from having a car. The requirement did not receive majority support.

**Board Member Curtis made a motion to approve the project with the restrictions listed by Staff Member Thomas (above). Board Member Mitchell seconded the motion. The motion passed 5-0.**

Board Member Sullivan offered text edits for clarity of the zoning ordinance changes.

Staff Member Thomas summarized the proposed changes to the zoning text amendment: strike “assisted living facilities” from the first finding; add a sentence requiring an appropriate ratio of occupants per bathroom.

**Board Member Sullivan made a motion to approve the zoning adjustment recommendation with the changes listed by Staff Member Thomas (above). Board Member Mitchell seconded the motion. The motion passed 5-0.**

President Köster called for a five minute recess.

#### **7-B 2017-4102**

Public Hearing on the Encinal Terminals Draft Focused Supplemental Environmental Impact Report (SCH#2016042076)

Staff Member Thomas introduced the item. The staff report and attachments can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=2985480&GUID=96E72570-CED3-4AF0-8674-9FF469E30703&FullText=1>

Board Member Sullivan expressed concern about the lack of publicity of the EIR process.

Board Member Curtis said the safety and schools impacts of all these projects are not included in these reports.

Staff Member Thomas explained that our school district levies an impact fee on the project, so the EIR does not look at the impact on schools, per state law. He said they have not found a safety problem for EMS with the increased congestion.

Board Member Zuppan explained that tonight we are not making any decision about how many units will be approved at the site, rather making sure the EIR for the proposed project adequately reflects the impacts.

President Köster asked who is responsible for acquiring and building the Clement Street extension through the Pennzoil site.

Staff Member Thomas said they have had preliminary conversations with Pennzoil, but the segment is not yet attached to any project and they do not have a funding strategy yet. President Köster asked about the changes in traffic numbers caused by the change from retail to retail/commercial designation.

Staff Member Thomas explained that the site is not optimal for retail and they believe there might be more general commercial uses than retail.

President Köster said the level of service designation for Grand and Buena Vista did not seem realistic due to the delay caused by people turning left onto Grand.

Board Member Curtis asked why the multifamily units are said to produce so many fewer vehicle trips than the townhomes.

Staff Member Thomas explained the standards the Institute of Transportation Engineers use to project trips from different types of units.

Board Member Zuppan asked if those projections are regionally adjusted.

Staff Member Thomas said they are not. He said there are studies that show ITE rates over estimate the number of trips generated in urban areas with good transit.

President Köster opened the public hearing.

Philip James said the EIR comments from CalTrans saying they do not expect a significant impact were telling. He said the high rise would be far from the street and surrounded, visually, by the neighboring Brooklyn Basin project.

Charles Olsen said the project is very large and will have a major impact on the neighborhood.

Angela Hockabout said we are a city with a vulnerable population living in substandard housing. She said we need every bit of housing we can get. She said when we refuse to build housing, we create homelessness.

Jim Smallman said this proposal has more than double the number of units called for in the housing element. He said we do not have fire equipment that could reach a building of that size. He asked what percentage of the units would be affordable.

Karen Bey said she strongly believes that construction of the infrastructure for water transit should be a condition of approval for the project. She said there would be a lot of new people here and they could support more retail and we need to amenitize our new developments.

Paul Anzel said they have seen their rents rise dramatically and lost neighbors to increasing rents. He said this housing is essential.

Michael Goff said he is concerned about his ability to stay here due to the shortage of housing. He suggested studying the environmental impact of not building the project and pushing the residents out to far flung cities with long commutes.

President Köster closed the public hearing.

Board Member Sullivan said she is concerned about traffic and the fire equipment needed for a high rise building.

Board Member Curtis said we do not have the width of roads needed to accommodate the amount of traffic generated by the project.

Board Member Mitchell asked for more information on the impacts of the project on the school district's resources. He said Littlejohn Park would be impacted by the project and we might need to evaluate the parking situation there. He asked if there was a way to collect impact fees to fund future transportation needs to get off the island.

Staff Member Thomas explained the process for updating the Transportation Element, charging impact fees, and fair share contributions. He said the city is working hard on transportation issues and making progress.

Board Member Zuppan said she does not believe the details in these traffic studies. She said she is concerned that the sample times are not adequate to capture the real impacts. She asked why we do not use multiple methods to come up with the traffic impacts. She said it is about additional travel time, not just the increased vehicles, that create environmental impacts.

Staff Member Thomas said travel time would be a new metric to study. He said the analysis would say that traffic is slow now and adding more cars would make it slower. He said the question is what you do in response to that information.

Board Member Zuppan suggested we do more measurements to ensure the data are realistic. She called out the avian impacts and how those mitigations could affect the design of the project.

President Köster said the water is the key to unlocking the site. He said water taxi will be important for residents and visitors to the site. He said the impact of not doing a project would also have a large impact.

Board Member Zuppan said she wanted to make sure we adequately captured the noise measurements at the site.

Board Member Mitchell asked if we are measuring the impacts of drivers using Alameda as a shortcut for 880 congestion.

#### 8. MINUTES

**\*None\***

#### 9. STAFF COMMUNICATIONS

**9-A 2017-4097**

Zoning Administrator and Design Review Recent Actions and Decisions  
Staff Member Thomas said they approved some design reviews and a recreation building at Krusi Park. He said they did not approve 1624 San Antonio yet.

**9-B 2017-4098**

Future Public Meetings and Upcoming Community Development  
Department Projects  
Staff Member Thomas said the proposed changes for 2nd units and parking requirements for additions would be on the next agenda. He said Big O's use permit would be up for revocation at the April 24th meeting.

**10. WRITTEN COMMUNICATIONS**

**\*None\***

**11. BOARD COMMUNICATIONS**

**11-A 2017-4095**

Subcommittee for Alameda Marina  
President Köster said they met to discuss the commercial core of the project.

**11-B 2017-4096**

Subcommittee with Commission on Disability Issues regarding Universal  
Design Ordinance  
**\*None\***

**12. ORAL COMMUNICATIONS**

**\*None\***

**13. ADJOURNMENT**

President Köster adjourned the meeting at 10:36 pm.