

APPROVED MEETING MINUTES OF THE REGULAR MEETING OF THE  
CITY OF ALAMEDA PLANNING BOARD  
MONDAY, AUGUST 9, 2010

1. CONVENE: 7:03 p.m.
2. FLAG SALUTE: Board member Kohlstrand
3. ROLL CALL: Present: President Ezzy Ashcraft, Vice-President Autorino, Board members, Ibsen, Kohlstrand, and Zuppan.  
  
Absent: Board member Lynch  
  
Staff Present: Jon Biggs, Planning Board Secretary, Andrew Thomas, Planning Services Manager, Erin Garcia, Recording Secretary, Farimah Faiz, City Attorney's office.  
  
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4. MINUTES: Minutes from the Special meeting of July 15, 2010 (pending)

5. AGENDA CHANGES AND DISCUSSION: None.

6. STAFF COMMUNICATIONS:

Written Report

**6-A** Future Agendas

Staff presented an overview of future projects.

**6-B** Zoning Administrator Report

The Zoning Administrator approved a Use Permit for an oral surgery office at 2525 Santa Clara Avenue.

Oral Report:

Mr. Biggs, announced that he has taken another position in another jurisdiction and thanked the board for their hard work, dedication and cooperation.

7. ORAL COMMUNICATIONS:

None.

8. CONSENT CALENDAR:

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Planning Board or a member

of the public by submitting a speaker slip for that item.  
None.

9. REGULAR AGENDA ITEMS:

- 9-A **Use Permit Annual Review – PLN09-0184 – Applicant - Chengben Wang for Encinal Terminals** – An annual review for compliance with conditions for use of the property located at 1523 Entrance Road/Buena Vista Avenue commonly referred to as “Encinal Terminals”.

Mr. Thomas presented the project.

Board Member Ibsen asked how the design services arrangement between the City, Mr. Wong and the design consultants was initiated.

Staff responded that City staff felt it was necessary to expedite the redevelopment of the site and to develop a project that was supported by the community and the City.

President Ezzy Ashcraft asked who would take the lead in coordinating with state government organizations such as the Tideland Trust.

Staff responded that the City would take the lead in developing a land-swap of approximately 6 acres that would make redevelopment possible on this site. Currently approximately 6 acres located within the center of the parcel is tideland property, which cannot be developed. A land-swap could relocate this undevelopable portion to the outside parameter of the site. However, staff indicated that the land-swap would require state legislature approval, which may be a time consuming process. The design consultant is reviewing the site constraints to develop feasible alternatives.

No action was taken on this project.

- 9-B **Zoning Ordinance Amendment – Applicant – Park Street Business Association, West Alameda Business Association, and City of Alameda**– A request to modify the CC Community Commercial Zoning District limitations on use.

Staff presented the proposed changes that updates permitted uses, uses requiring use permits, and development standards on the Park and Webster Street districts.

Board Member Ibsen asked whether the proposed uses could be separated from the development regulation changes.

Staff stated that the changes to the development regulations could be separated from the use changes and a recommendation for approval to City Council could be done at a later time.

Vice-President Autorino asked how the parking recommendations would change.

Staff stated that changes to the off-street parking requirements would also be applicable to 30-7, Parking Standards and would be amended at a future date.

President Ezzy Ashcraft asked whether it would be possible to establish a quota or thresholds for certain businesses, such as nail salons or convenience stores, after which additional businesses would be required to obtain a use permit to avoid over concentration.

Staff cautioned against developing quotas as that would limit the addition of excellent businesses to the district that would positively impact the aesthetic quality of the business district.

President Ezzy Ashcraft stated that she supports a higher building height limit, as the precedence is already there in the form of historic 5-story residential buildings along Central Avenue. She does not favor limiting the height limit to 3 stories.

Staff suggested that the height limit issue could be addressed at a later time, once the design consultant has developed a vision plan for Webster Street.

Mr. Ratto, Park Street Business Association Executive Director, spoke in favor of amending the code to allow the proposed changes. He stated that the PSBA Board votes unanimously in favor of the amendments.

Ms. Moehring, Webster Street Business Association Executive Director, stated that some types of businesses should receive use permit approvals, so that there is some incentive by future business owners to invest in Webster Street. She supports the 5-story building height limitation, to allow flexibility of design. She stated that the WABA Board supports the amendments and hopes that the code changes will increase investment in Webster Street District.

Vice-President Autorino cautioned that the height limit changes are substantial and stated that he preferred that the discussion around this height limitation be left to the future subcommittee that is to come out of the visioning process and that public involvement process.

Ms. Moehring stated that the discussion about height limitations has been around for a long time and not new to those interested in what is going on Webster Street. The change is important, as it would put Webster Street on equal footing with Park Street, which already has this height limit.

President Ezzy Ashcraft opened the public comment period.

Mr. Wilson, neighbor, is concerned that the height limit may be too high for the area. He is concerned that the proposed changes may be too premature and should be made once the Vision Plan is in place.

Mr. Buckley, Alameda Architectural Preservation Society representative, provided comments on the submittal letter. The Alameda Architectural Preservation Society endorses the proposed changes, but would prefer that the changes to the height limitations be held off until the Vision Plan for Webster Street is completed.

Mr. Baker, neighbor, is concerned about the proposed 5-story height limit. He endorsed the addition of a Neptune Plaza tower element as an anchor to the Central Avenue-Webster Street area that would add visual interest.

Ms. Bay, supports the WABA efforts to bring attention to the Webster Street District.

Mr. Ratto, supports the height limitations and urged the board to approve the recommendations instead of delaying a decision on the issue.

Vice-President Autorino asked that decisions on the height changes be postponed, until the Webster Street community has had an opportunity to provide input and be involved.

Board Member Kohlstrand seconded Vice-President Autorino's comments and would be in favor of postponing a decision until more public input had been gathered.

Board Member Zuppan recommended postponing a decision on the height until further public input had been collected. She did not support tattoo parlors as a regular use and without a use permit approval.

Board Member Ibsen also recommends withholding a decision on the height limitations.

President Ezzy Ashcraft asked when the subcommittee would be formed that was the result of the Webster Street Open House and when the proposed ordinance change would go to City Council in September.

Staff responded that the Webster Street Vision Plan presentation is tentatively scheduled for September 7, 2010, which would also include a discussion about the formation of a subcommittee.

President Ezzy Ashcraft suggested that an informal ad-hoc committee could invite the public to discuss Webster Street issues and gather input this way, so that staff, given the constraints on staff time, is most efficiently utilized. Such meetings could be informally held at locations on Webster Street in a coffee, lunch, or dinner setting.

Vice-President Autorino favors a formal subcommittee over an informal meeting.

Board Member Kohlstrand motioned, seconded by Board Member Ibsen to adopt staff's recommendation to adopt the zoning code changes, with the exception of the height limitations. Motion passes 5-0.

### **9-C Off-Street Parking Ordinance Amendments Update**

Mr. Thomas presented the status of the proposed parking ordinance amendments to the C-C, Community Commercial District.

Board Member Kohlstrand asked when the parking code amendments would be implemented citywide.

Staff stated that is focusing at the C-C, Community Commercial District changes first, before other changes are rolled out.

President Ezzy Ashcraft asked whether the Planning Board would be able to require pedestrian and bicycle paths be located and connected within the proposed shopping centers, or other large-scale development. She would like to see language in the ordinance be included that make the inclusion of such pathways mandatory.

Board Member Kohlstrand emphasized the importance of increasing pedestrian access on future developments.

No action was taken on this project.

10. WRITTEN COMMUNICATIONS: None.

11. BOARD COMMUNICATIONS: None.

12. ADJOURNMENT: 9:28 p.m.