

APPROVED MEETING MINUTES
SPECIAL MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
WEDNESDAY, JUNE 5, 2013

1. CONVENE: 7:03 p.m.
2. FLAG SALUTE: Board member Alvarez-Morrone.
3. ROLL CALL: President Burton, Vice President Henneberry, Board members Knox White, Köster, Alvarez-Morrone and Tang.
Absent - Board members Zuppan.
4. AGENDA CHANGES AND DISCUSSION: None
5. ORAL COMMUNICATIONS: None
6. CONSENT CALENDAR: None
7. REGULAR AGENDA ITEMS:

7.A. Hold a Public Scoping Meeting for the Environmental Impact Report (EIR) for the Neptune Beach Project, The City of Alameda, will be holding a scoping session to provide an opportunity for the public and responsible agencies to comment on the proposed scope and specific environmental issues that should be addressed in an Environmental Impact Report evaluating the potential environmental impacts of a proposal to construct 48 homes on a 3.89 acre site located at the terminus of McKay Street in Alameda California.

Andrew Thomas, City Planner provided a brief presentation.

Board member Köster asked for an explanation on Measure WW Bond funds.

Mr. Thomas explained the process.

Michael O'Hara, Tim Lewis Communities, introduced himself and his team.

President Burton opened the meeting for public comment.

Angela Fawcett, resident and HOA President for Park Webster expressed concerns with the street and parking issues, the emissions from over 100 cars, how will they address the wildlife migration, domestic animals moving in will affect the wildlife. She further expressed fire danger and would like them to consider the people there currently.

Ben Webster, resident, expressed concerns with sewage, air quality, and congestion.

David Eck, resident at Crown Harbor, stated that the project would be a big impact on their adjacent eastern boundary. Through the process it was discovered their property line was incorrect, so they have been following this closely with a committee in place. He stated that the landscape zone has been maintained by the HOA, but isn't their property. He agreed with comments on parking concerns and thanked the applicant for keeping people in the loop.

Doug Siden, resident and Board member of East Bay Regional Park District (EBRPD), he stated EBRPD acquired the beach property when Shoreline Drive was in danger of erosion and \$3 million has been secured for addressing the erosion issue. He commented briefly on Measure WW, with EPRPD receiving over 70% voter approval.

Todd Williams, land use attorney representing EPRPD, stated that City could have done a CEQA analysis last year before the Housing Element. The city knew the developer was planning the 48 unit homes for the site. He suggested the City undo the rezoning and follow CEQA procedure. He commented on the street access and site design.

Brian Holt, Senior Planner EBRPD, stated the district has been in communications with the City regarding this property for the past 5 years. This is the only remaining piece of land that can be developed. The current plan is inconsistent with what the EBRPD and the people of Alameda desire. The EIR needs to clearly define the impacts and incompatibility with the project and should include the voter approved vision for this property.

Elizabeth Phipps, resident of Crown Harbor wanted to point out the conditions stated in the report for many other areas on the island to remain as public land, but this is not part of that plan as the land is against the waterfront. This should be set aside to be part of the park area. She asked if a traffic study has been done, and feels the site will be too densely populated.

Diane Broch, resident of Crown Harbor, stated there was no Environmental Report done before the rezoning took place. She stated it has been reported that there will be no access to the development, and are asking Crown Harbor for access which would cause a negative impact. She stated there are lots of other areas housing could be developed.

Ron Barrett, resident of Crown Harbor, stated he has been on the municipal side of development and wanted to express there has been a mess-up with how this happened and now there is a back peddling effort with the city being hell-bent in making this deal happen regardless of cost. He asked if the developer was the property owner.

Farimah Faiz, Deputy City Attorney, stated they are in contract with the federal government to purchase the land.

Mr. Barrett when on to state that when a rezoning occurs for a developer and the project doesn't move forward, the property is already rezoned. He said maybe it's time to stop the outflow of funds.

Joyce Larrick, resident, stated that she lives on a very busy street with apartments and condos and in the summer it is constantly packed with people and cars. She expressed concerns with the possibility of the park going away.

Karen Bey, resident, wanted to welcome Tim Lewis Communities and is excited about the project. She feels that the area is blighted and the project is an opportunity to revitalize it. She looks forward to the private investor and what that can bring to the area. This will add value to the surrounding area. The Neptune Beach area should be on the register for historic areas.

Richard Bangert, resident, stated that most of his concerns have been addressed by the other speakers. He talked about the auction of land and that EBRPD's hands were tied.

Irene Dieter, resident, stated isn't the property for the development. She isn't sure what happened in the process, but she's pretty sure this isn't what the voters wanted for the parcel. She thinks there are many environmental issues that should be looked at. This is the first opportunity for the public to speak, and suggests the City start the work to reverse the zoning.

Susan Galleymore, resident, stated she is sending a letter with comments. She questioned how the project will work. She reported that there is a liquefaction issue for the area and the EIR should have all impacts spelled out in an easy to read document. There will be sea level rise and this needs to be addressed in the EIR.

President Burton closed the meeting to public comment.

Board member Köster asked if there is any residential access to McKay currently.

Mr. Thomas stated there is not. He reported the federal government states there is access, but the state and parks have said there is no access. This is currently a debate with the federal government and the state. There will be no project if there is no access.

Board member Köster stated if there is access and we are looking at parking and street issues there should be a traffic study done. He agrees with the comments regarding erosion and sea level rise. He stated the density of the site is one thing, but the design of the project compared to the adjacent property with the crescent shaped units doesn't seem like a good use of the site.

Board member Knox White asked who is paying for the EIR.

Mr. Thomas stated Tim Lewis Communities is paying for the EIR, but the City does the work.

Board member Knox White asked if due to the comments from the public, can the Board request the project not move forward.

Mr. Thomas stated the Board cannot take that action.

Board member Knox White commented on a letter from the Bureau of Land Management. He stated that voters for Measure WW did not know that this particular site was slated for purchase.

Board member Alvarez-Morrone thanked all the speakers and would like to see the EIR and then comment.

Board member Tang stated that by looking at the surrounding areas the project seems too dense. He also stated concern about the traffic.

Vice President Henneberry stated the first point is to find out if there is access to the project. He agreed with comments on fire access and traffic in general.

President Burton stated concerns about the sea level rise. He appreciates the comment on the infill development issue, and he is pleased to see there will be additional information from EPRPD. He stated that he finds it difficult to support the current plan due to the lack of outdoor space and would like to see the units arranged differently.

Board member Köster asked if the site has a multi-family overlay.

Mr. Thomas stated yes. He mentioned that it sounds like there is concern with the design plan and he will work with the developer to look at options. He stated that the deadline for comments is June 24, 2013.

8. MINUTES: None

9. STAFF COMMUNICATIONS: None

10. WRITTEN COMMUNICATIONS: None

11. BOARD COMMUNICATIONS: None

12. ORAL COMMUNICATIONS: None

13. ADJOURNMENT: 8:45 p.m.