

APPROVED MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, JULY 10, 2023

1. ROLL CALL

The meeting was called to order at 7:00 p.m.

** Members of the public can participate in person or remotely via Zoom.*

Present: President Ruiz, Vice President Hom and Board Members Cisneros, Curtis, Ariza, Teague and Saheba.

Absent: None.

2. AGENDA CHANGES

Board Member Teague made a motion (*0:53) to split Agenda Item 5-A into two parts. First they would look at the Master Plan Amendment and then they would look at the Design Review. Board Member Curtis seconded the motion. A vote was taken and the motion passed 7.0.

3. NONE-AGENDA PUBLIC COMMENT

None.

4. CONSENT CALENDAR

None.

5. REGULAR AGENDA ITEMS

5-A 2023-3237

PLN23-0179 - Master Plan Amendment, Density Bonus, Development Plan and Design Review - 1999 Clement Avenue (between Lafayette and Chestnut Streets) - Applicant: Sean Murphy on behalf of Alameda Marina, LLC. Public Hearing to consider recommending the City Council approve a Master Plan Amendment to the Alameda Marina Master Plan and Density Bonus to increase the housing unit count from 760 units to 801 units and Approving Development Plan and Design Review for a five-story residential building with 259 multi-family units (up from previously approved 218 units) and 1 Work/Live unit as part of Phase III of the Alameda Marina Master Plan project. The environmental effects of the proposed project were considered and disclosed in the Alameda Marina Master Plan Environmental Impact Report (State Clearinghouse #2016102064) and the Alameda General Plan 2040 Environmental Impact Report (State Clearinghouse #2021030563). No further environmental review is required under the California Environmental Quality Act.

Allen Tai, Planning Building & Transportation Acting Director, introduced this item (*2:33)).
The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6275449&GUID=297AEC69-9D12-4AF9-865C-A61824C75A5E&FullText=1>.

Sean Murphy, the applicant, also presented (*11:30).

Board clarifying questions about the Master Plan Amendment start at the 14:40 mark of the video.

Public Comment for item 5A - The Master Plan

None.

Action taken for item 5A - The Master Plan

Board Discussion about the Master Plan starts at the 27:01 minute mark of the video.

Board Member Teague made a motion for the City Council to approve the Master Plan Amendment and Density Bonus as described and the resolution that strikes out the Development Plan and Design Review sections of the existing resolution. Board Member Ariza seconds the motion. A vote was taken and motion passed 7-0.

Item 5A – Design Review

Speaker Murphy continued his presentation about the Design Review (*33:03)

Board clarifying questions about the Design Review start at the 53:07 minute mark of the video.

Public Comment for 5A – Design Review

Cyndy Johnson, Bike Walk Alameda, discussed a fence (*1:10:49) that was blocking the Bay Trail on the site. She appreciated the applicant addressing the concern and gave suggestions on how this could be addressed sooner rather than later.

Action for Item 5A – Design Review

Board discussion about Design Review started at the 1:11:37 minute mark of the video.

Acting Director Tai summarized the board's discussion at the 1:39:20 minute mark of the video. Staff would work with the applicant on these following items:

- Gate in the view corridor: increase to the transparency of that fence to exceed 65% transparency (if possible) and consider stepping it back in regards to the height.
- The front door: adding an architectural treatment to demarcate that it's the front.
- The horizontal window mullions: work with staff to see if there is a way to get them consistent if they can.
- On Clement Ave: adding sunshades if possible.
- If possible add 2 more trees to the parking lot.

Board Member Saheba made a motion to approve the project with the above listed conditions and with the continued condition in the existing resolution that states this is voided if the City Council does not approve. Board Member Teague seconded the motion. A vote was taken and the motion passed 7-0.

5-B 2023-3243

Board Elections

Acting Director Tai discussed the procedures for elections (*1:45:50).

Action taken for item 5B

President Ruiz nominated Vice President Hom for President and Board Member Cisneros for Vice President. Board Member Teague seconded the motion. A vote was taken and the motion passed 7-0.

6. STAFF COMMUNICATIONS

6-A 2023-3232

Planning, Building and Transportation Department Recent Actions and Decisions

Recent actions and decisions can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6275447&GUID=824231C6-DE02-49E2-A3EB-EC5E58EB25BD&FullText=1>.

No item was pulled for review.

6-B 2023-3233

Oral Report - Future Public Meetings and Upcoming Planning, Building and Transportation Department Projects

Acting Director Tai (*1:47:43) discussed to what to expect for July 24th meeting. Staff planned to bring back the Objective Design Standards.

He also introduced Steve Buckley, the new Planning Services Manager.

7. BOARD COMMUNICATIONS

None.

8. NON-AGENDA PUBLIC COMMENT

None

9. ADJOURNMENT

President Ruiz adjourned the meeting at 8:51 p.m.

**refers to the minute mark in the video*