

APPROVED MEETING MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, JULY 11, 2011
7: 00 p.m.

1. CONVENE: 7:12 p.m.
2. FLAG SALUTE: Board member Henneberry
3. ROLL CALL: Present: President Ezzy Ashcraft, Board members: Burton, Henneberry, Kohlstrand & Zuppan

Absent: Vice-President Autorino

4. MINUTES: Minutes from the Regular meeting of March 14, 2011
Continued due to lack of quorum.
Minutes from the Special meeting of March 28, 2011
Continued due to lack of quorum.
Minutes from the meeting of April 25, 2011
Continued due to lack of quorum.

Minutes from the Regular meeting of June 13, 2011

President Ezzy-Ashcraft provided changes to the minutes. Board member Zuppan made a motion, seconded by board member Henneberry, to approve the minutes as amended. (4-0). Board member Kohlstrand abstained.

5. AGENDA CHANGES AND DISCUSSION: None

6. STAFF COMMUNICATIONS:

Written Report

6-A Future Agendas

Margaret Kavanaugh-Lynch, Planning Services Manager, provided an overview of the upcoming projects.

6-B Zoning Administrator Report

Approval of Use Permits for the Bladium and Extension for Alameda Point Master Use Permit at Regular Zoning Administrator Hearing of 7/5/11.

6-C Design Review Approvals 7/5/2011

No comments from the board.

7. ORAL COMMUNICATIONS: None

8. CONSENT CALENDAR: None

9. REGULAR AGENDA ITEMS:

9-A Tentative Parcel Map 8060 and Density Bonus Application PLN10-0262-2229 Clement Street (Boatworks Project) Applicant: Francis Collins. A proposed tentative map and density bonus application to construct 182 residential units, internal roadways and alleys and a waterfront park on a 9.48-acre property located at 2229 Clement Street at the corner of Clement Street and Oak Street.

Andrew Thomas, Planning Services Manager, presented the project and provided a brief summary of the long development process of this site. He explained the conditions of approval placed on the tentative map.

Board member Kohlstrand asked for clarification on the street access on the northern side of the parcel.

Andrew Thomas stated that it does not provide vehicular access, just pedestrian access. He then reiterated that the long list of conditions on the parcel map ensure that all past and current agreements on the project are clearly articulated in one location.

Board member Burton asked the architect for clarification on the design of the back alley and whether there are ways to avoid a monotone alley with little visual relief.

Mr. Philip Banta, architect for the project, explained the planning and design approach and stated that the layout as shown on the site plan is final, but that if possible the alleys could be modified in simple ways.

President Ezzy-Ashcraft opened the public comment period.

Mr. Thomas Foley, Alameda Landing property owner, supports the project, but would like to see a six foot sound wall between both sites to alleviate sound from the businesses on the residential development. He is concerned that his parking lot may be used for overflow parking of the residential development, if there is insufficient parking on site. He asked for clarification on the parking requirements of the site. He distributed aerial photographs of his site to explain his location and parking concerns.

President Ezzy-Ashcraft closed the public comment period.

President Ezzy-Ashcraft is pleased to have this project come before the board with all its innovative conditions as placed on this project.

Board member Kohlstrand is also pleased that the project is coming to fruition and asked Mr. Naclerio, Public Works Director, for clarification on transportation conditions. She asked for the street widths and whether the bioswale design would return to the board.

Mr. Naclerio explained that the streetwidths were located on the site map and listed in the

conditions of approval and discussed the different streets. He stated that the bioswales would be designed at a later time, included in the landscaping plans, and brought to the Planning Board at a later date.

Board member Kohlstrand asked why there would not be on-street parking on Oak Street.

Mr. Naclerio explained that the development requires no on-street parking to allow for the development.

Board member Kohlstrand is concerned that the traffic on Oak Street would be fairly fast. She asked how the pedestrians would be protected and how the traffic flow would be slowed down.

Mr. Naclerio explained that traffic restrictions would only be placed on the north-bound traffic lanes on Oak Street. He stated that traffic flow would be regulated with stop-signs. Pedestrian crossings are present.

President Ezzy-Ashcraft asked how the bike lane would be accommodated.

Mr. Naclerio stated that the recently adopted Master Bike Plan shows this as a bike route, not a bike lane, and signs would be posted, but not have pavement enhancements.

Board member Burton asked whether the 22-foot alley way would allow for sufficient backup space.

Mr. Naclerio stated that this is the minimum width permitted; the street trees would be located on paseos, in the front of the residences, to not further infringe on the alley width.

President Ezzy-Ashcraft asked whether the electrical transformers could be located tucked into the vegetation to make the area more aesthetically pleasing and so people do not trip over them.

Mr. Naclerio stated that Public Works has limited jurisdiction over this issue and their placement, but stated that he would do his best to address the placement of said items.

Board member Kohlstrand asked that the conditions be amended to clearly show that the residences' front doors face Blanding Avenue, as well as Clement Avenue, Oak Street and Elm Street. She inquired whether the landscaping plan and waterfront park design, including docks, would return to the Planning Board for approval.

Andrew Thomas stated that those plans would return to the Planning Board for approval as part of this subdivision process.

President Ezzy-Ashcraft elaborated that the docks would only be for non-motorized watercraft. She requested an amendment to page 5, paragraph #13, to include the street names Blanding and Clement Avenues and Oak Street so that the residences would be called out as being street-facing.

Board member Kohlstrand is concerned about the focus of landscaping on only the paseos instead of the alleys. She opposes a six foot wall between the commercial and the residential uses because it would present a formidable barrier that would do little to integrate the development into the neighborhood.

Board member Burton would like to see some form of landscaping in the alleys. He would also like to amend the conditions to stipulate a minimum sustainable design standard for the development, such as Build it Green or a Leadership in Energy and Environmental Design (LEED).

President Ezzy-Ashcraft seconded this and asked for the architect to describe the sustainable design features of the project.

Mr. Banta elaborated on the design principles for the units, which would allow for photovoltaic systems, accommodate daylighting, passive heating and cooling, and greywater recycling. Specific designs would come before the Board at a later date.

Board member Henneberry stated that he supported the project and would be able to move forward on this project.

President Ezzy-Ashcraft summarized the project again. She is not in favor of locating a sound wall between the commercial and residential use on the east end. She would prefer trees as a screening. If the commercial parking lot proved to become overflow parking for the residential development, then towing and ticketing would likely solve that problem.

President Ezzy-Ashcraft opened the public comment period for a second time.

Ms. Helen Sause, Alameda resident, is supportive of the project and commends the applicant and staff for their efforts to develop a project that meets so many of the public's goals. She is also not in favor of sound walls. She recommends distribution of the low-income units amongst the development to avoid stigmatization.

Mr. Foley, property owner, elaborated on the parking conditions as shown on his aerial graphic that he had distributed earlier. In lieu of a sound wall, perhaps a wrought iron fence would also work.

President Ezzy-Ashcraft closed the public comment period.

The Planning Board added the following conditions to the Resolution:

1. All homes on Oak Street, Elm Street ,and Clement Avenue shall face the street.
2. Design plans shall consider landscaping options for the alley ways.
3. Design plans shall consider sustainable design elements to reduce green house gas emissions.
4. Design plans shall include landscaping and/or a fence on the eastern property line

to screen the homes from the adjacent commercial property.

Board member Kohlstrand made a motion, seconded by board member Zuppan, to approve the project as amended. Approved as amended 5-0.

9-B PLN08-0479 – 1051 Pacific Marina Review of Compliance with Conditions of Approval. Pursuant to the conditions of approval of PLN08-0479, the Planning Board will be reviewing compliance of these conditions at this public hearing. Any interested person is invited to attend and give testimony regarding the stated conditions of approval as well as their opinions as to the compliance of the project with its conditions of approval. Further, at this hearing the Planning Board will have the authority to modify any condition of approval that they determine as appropriate to meet the findings prescribed for this permit as well as the spirit and intent of the Alameda Municipal Code.

Margaret Kavanaugh-Lynch, Planning Services Manager, summarized the project history and noted changes in the staff report given an update by the property owner.

Board member Zuppan asked if the condition of approval regarding the preparation of food has been addressed.

Margaret Kavanaugh-Lynch explained that the commercial kitchen has not been used at this site by the current tenant.

Board member Zuppan asked for clarification on the business that was operating at this site.

Margaret Kavanaugh-Lynch explained that the operator has been the same, however, the name of the business under which the operator was operating had been different. This situation has been remedied since the report was written.

The board limited all speakers to three minutes.

President Ezzy-Ashcraft opened the public comment period.

Ms. Maria Powers-Bush, business operator for Hannah's on the Bay, elaborated on the business operations since December 2010 and the kitchen use to date. She reinforced that she makes every effort to comply with the conditions of approval as stipulated by the Use Permit.

Mr. Michael Hershey, member of the Oakland Yacht Club, asked whether there have been compliance investigation reports in the past and whether these would be available for review. He also asked who the current business operator is and how they obtained permission to operate. Further, he asked for clarification on how the current operator can honor the previous operator's contracts. He would like to see that the conditions be enforced regardless of operator.

Mr. Thomas Charron, neighbor, elaborated on his past and current investigative efforts on the various licensing of the operators. He observed non-compliance with the conditions for

noise, drinking in the parking lot, picking-up of trash. He requested a compliance review in six months.

Mr. Richard Thompson, business operator for Hannah's on the Bay, discussed the business operations of Hannah's on the Bay.

Mr. Luis Munguia, Point Marina Vista property manager, stated that the business operator meets the conditions of approval and reiterated the venue's efforts to be a responsive neighbor.

Mr. Robert Chew, East Bay resident, explained his involvement with T25CL (LLC) and Hannah's by the Bay and its potential for job creation and bringing entertainment to the East Bay.

Ms. Carla Thomas, writer and associated with the venue, is supportive of the project.

Ms. Nancy Shemick, neighbor, stated that the business operator is making a good effort to address compliance. She would be delighted if the business operator was even more proactive, so no complaints would occur at all. She is unsure who really carries responsibility with the mix of business operator, caterer, and property owner.

Mr. Dave Marshburn, Rear Commodore of the Oakland Yacht Club, stated that his venue is compliance with the Oakland Yacht Club Use Permit. He would be more supportive of the neighboring venue, Point Marina/Hannah's by the Bay, if it also comply with its conditions. He then elaborated on how some conditions are not being met.

Mr. Andre Ward highlighted the mission of the company T25CL and explained the linkage between Hannah's by the Bay and T25CL. He requested a continuance to allow for more time to inform staff on the nature of the business T25CL.

President Ezzy-Ashcraft closed the public comment period.

Margaret Kavanaugh-Lynch stated that more research would be required to see how T25CL fits into the operation of the Hannah's by the Bay.

Board member Kohlstrand stated that it is unclear which business is operating at this time and how all conditions are met by the businesses. She recommended a continuance to allow for a review, and later determination whether another Use Permit may be needed for the T25CL.

Board member Zuppan stated that it is critical that the new business operates under the stipulated conditions and that a thorough review is needed.

Board member Henneberry seconded the need for compliance, as well as a review in September.

President Ezzy-Ashcraft seemed to think that for the most part most conditions seem to be in compliance. She recommended calling the police if there is concern for underage drinking

at the venue. She was concerned that the notification radius of the project was 500 feet when the Alameda Municipal Code only requires 300 feet.

Margaret Kavanaugh-Lynch stated that the original noticing area was increased due to the water orientation and the desire to notify the neighboring homeowners. She would like to bring the project back to the Board in September with a condition for condition review for compliance. At this point she would like to also evaluate the need for a new use permit or amendment to the Master Plan for Marina Village.

Item will be brought back to the Regular Planning Board Meeting of September 26, 2011 for further review.

9-C PLN10-0362 – 701 Atlantic Avenue – Planned Development Amendment and Design Review. The City of Alameda Housing Authority proposes to amend its 1988 Planned Development Agreement to allow a 600 square foot one story addition to an existing office building.

Ms. Laura Ajello, Planner, presented the project.

Board member Kohlstrand asked for clarification on the setback summary table in the staff report.

Ms. Ajello explained that the table and that the structure was developed under Planned Development.

Motion made by board member Kohlstrand, seconded by board member Henneberry, to approve the project. Motion approved 5-0.

10. WRITTEN COMMUNICATIONS:

Information regarding sea level rise policies in advance of the July 25, 2011 Planning Board Discussion.

11. BOARD COMMUNICATIONS:

President Ezzy-Ashcraft announced the Lawrence Berkeley National BBQ on July 13, 2011 at the Alameda Point Theatre.

12. ADJOURNMENT: 10:02 p.m.