

APPROVED MEETING MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, APRIL 8, 2013

1. CONVENE: 7:02 p.m.
2. FLAG SALUTE: Board Member Knox White
3. ROLL CALL: President Zuppan, Vice-President Burton, Board members Henneberry, Knox White, Koster, Alvarez-Morrone, and Tang

4. AGENDA CHANGES AND DISCUSSION:

Mr. Andrew Thomas, Planning Services Manager requested that item 6.A.be permanently moved from the consent calendar to staff communications.

Vice President Burton motioned to approve.
Board member Henneberry seconded.
Motion carried, 7-0

5. ORAL COMMUNICATIONS:

President Zuppan opened oral communications.

Diane Lichenstein, Alameda Development Corp. stated the Alameda HOME campaign is their logo and she are invited the Planning Board on a tour of affordable housing projects in the city. She also provided a handout.

President Zuppan closed oral communications.

President Zuppan welcomed the new Board members, Mr. Stanley Tang, and Ms. Dania Alvarez-Morrone. She announced the departure of Ms. Lori Taylor.

6. CONSENT CALENDAR:

6.A. Zoning Administrator and Design Review Pending and Recent Actions and Decisions. The Planning Board will consider whether to call for review any design review actions or Zoning Administrator actions taken since the last Planning Board meeting.

Item moved to item 9-B.

6.B. Alameda Landing Mixed Use Projects Annual Review – Catellus Alameda Development, LLC. The applicant requests a Periodic Review of two Development Agreements: the Alameda Landing Mixed Use Residential Project and the Alameda Landing Mixed Use Commercial Project, for the period from October 2009 through December 2012, as required under Zoning Ordinance Section 30-95.1. The

properties are zoned MX (Mixed Use Planned Development District).

Item pulled by Board member Knox White

Board member Knox White stated that in reading the letter, there is a comment regarding coordination, and he has been told there is a lack of communication with the West Alameda Business Association.

Vice-President Burton asked about the Traffic Demand Management Program, and are there any milestones before or after Target.

Mr. Thomas stated the program has to be running before Target opens, it is a requirement for the first Phase. He stated the amount of funds and timing for running the program is already established. Although the particulars of the program have not yet been established.

Vice-President Burton asked how much of the parking will be open and accessible when Target opens.

Mr. Thomas stated the majority of the parking will be available. He mentioned that Catellus is planning on bringing the design review for the other commercial buildings to the Board by June with the goal of having the balance of the retail be completed by Summer 2014.

Vice-President Burton requested that the developer come to the Board the sooner then later.

President Zuppan opened the meeting to speakers. There were no speakers.
President Zuppan closed the item to public comment.

Board member Knox White motioned to approve.
Vice President Burton seconded the motion.
Motion carried, 7-0

7. REGULAR AGENDA ITEMS:

7.A. Amendment to Conditions of Approval for Variance and Major Design Review and Master Conditional Use Permit – PLN08-0211, 1700 Park Street (Former Cavanaugh Motor Site) Applicant: Bill Phua
(This application is being revised. Staff and the applicant are requesting that the hearing be continued to April 22, 2013 to allow time for re-noticing.)

7.B. Alameda Point Public Workshop: Recommendation to Endorse the Draft Vision Statement and Provide Comments and Direction for the draft Zoning Ordinance Sub district Purpose Statements and Configuration. The Planning Board will review and consider a draft Vision Statement and draft purpose statements and configuration for the proposed zoning districts as Alameda Point. Staff is requesting that Planning

Board endorse the Vision Statement and provide direction for the next draft of the Zoning Ordinance. No final actions will be taken on the Zoning Ordinance.

Ms. Jennifer Ott, Chief Operating Officer for Alameda Point, asked for approval of the vision statement. She provided a briefing on the process, and the progress the subcommittee is making.

Mr. Andrew Thomas provided a presentation on the six sub-districts. He included a timeline for the new members of the Board and the public.

Board member Alvarez-Moronni asked if the former Bachelors Officers' Quarters (BOQ) are being kept as housing and how it is affected by Measure A.

Mr. Thomas stated that it makes sense to keep the BOQ residential. He provided a briefing on Measure A and the Density Bonus Ordinance.

Ms. Ott talked about the housing element.

Board member Alvarez-Moronni asked about the people in housing who are out there currently, APC, BWFC and Operation Dignity.

Ms. Ott said the City has been working closely with current residents.

Board member Alvarez-Moronni asked if there will be a park area.

Ms. Ott stated yes, there will be discussions on smaller parks within housing areas. She further talked about some of the sports fields would stay, while others will have to go.

Mr. Thomas stated how organized sports can help the economy in the area and that open space and parks are permitted within the zoning areas.

Board member Knox White expressed a thanks to the subcommittee and staff for their work. He asked if this is a 20-30 year vision.

Mr. Thomas stated it is a 30 year vision and the housing is a 20-30 year vision.

Board member Tang asked how long it took to build out the Harbor Bay Business Park.

Mr. Thomas stated it was started in about the 1980's, but building is still going on.

Board member Köster stated he would like to see more clarity with the zoning map, and the district maps. He also asked about the process.

Mr. Thomas stated the map is designed as a zoning map and the Town Center and residential will be broken into smaller sub-districts.

Board member Köster asked about the timeline and if there will be workshops.

Mr. Thomas stated that nothing is currently scheduled.

Ms. Ott stated that a communications strategy is key with other Boards & Commissions, and community groups.

Mr. Thomas stated they are currently meeting with other agencies for planning.

President Zuppan opened the meeting for public comment.

Jon Spangler stated when he first saw this map it scared him because there is no bay trail, no local business centers, and the employment adaptive reuse might include housing. He further stated being concerned the map appears to be missing a few blocks near the northern boundary, and the town center boundaries are different from the former map. The housing numbers should be increased with multifamily housing added.

Karen Bey stated she appreciates the schedule for the EIR. She asked for clarification on ferry transit, as the ferry parking currently is about at maximum capacity with commuters.

President Zuppan closed the meeting to public comment.

Mr. Thomas addressed the issue on ferry service with the long term plan has always been a ferry from the seaplane lagoon to San Francisco. The ferry is run by a regional agency, and there are challenges with changing or adding services.

President Zuppan asked for comments on the strategy/vision, and then zoning from the Board.

Board member Henneberry stated the strategy is a good one, it has already been 20 years and the momentum is gaining. He feels the City is well positioned to move forward and it is the right thing at the right time.

Board member Knox White asked about trolley cars in the report stating they should be removed. He stated the photo with the bike chained to a tree sends the wrong message and should be removed. There should be a basic handout for the public on the vision. He stated if the vision is for 30 years, 1,400 housing units isn't realistic. He expressed concern with approving a map, when there are more meetings needed. The town center needs housing, and he stated there should be more short-term and long-term planning. The core should be built first.

Board member Köster asked about the Housing Element portion and how the 25% bonus ties in to the process. He is pleased to see the focus being on the town center and to work outward from there.

Mr. Thomas said the 1,425 housing units is a conveyance agreement with the Navy and is

not a zoning issue.

Ms.Ott stated a residential buffer can be added along Main Street for instance. The district names can be changed easily.

Board member Köster said zoning districts are easier to understand then a zoning plan. He stated that he likes the document and it helps to know what can and cannot be done at Alameda Point. He asked about traffic, and would like to see a traffic study and how downtowns are linking across the island stating there are changing trends in car ownership.

Vice-President Burton stated he was part of the subcommittee for the vision, but thought there was something missing with finalizing the vision. He thanked Board member Knox-White for the work he did with the handout. He is open to renaming areas. He was part of the consultant interviews, and agreed that the SOM team was the best. He stated that during those interviews it was determined that the town center and waterfront would not be developed at one time, and developing a nucleus to draw people to the area was necessary. Another key point during those interviews was a discussion on interim uses while developing that area. He concurs that housing needs to be addressed and the specific number of 1425 should not be in the vision statement. He asked about the impact on conveyance from the Navy, and when do we talk about the housing issue, and what will the process be.

Ms. Ott stated there needs to be discussion with City Attorney for density; there are a couple different directions the City can go. While going through the EIR process she stated moving forward will lead to further entitlements.

Board member Alvarez-Morrone stated she is looking at the vision as one piece and the zoning map as another. She feels the map is a starting place and the Board should focus on the starting point.

Board member Tang stated he sees some issues with traffic flowing through housing areas.

President Zuppan stated she liked the idea of transition areas as the zoning plan refined. She feels that the vision seems vague. She doesn't think the map should be part of the vision.

Board member Knox White asked about staff report inquiring where within the map do we want the 1,400+ units. He thinks now is the time to determine zoning, and housing. The vision should be a 30-year vision and include housing. He feels the guiding principles are great, but they are 15 years old.

Board Member Henneberry asked for a clear understanding of what it means if the 1,425 total housing units is increased and taken back to the Navy.

Ms. Ott stated that if the City adds more housing it could jeopardize the Navy conveying the land.

Mr. Thomas stated that adding more than the allotted housing, the process would stop. The Navy and the City did a reuse plan, including a NEPA document, at the cost of \$2mil to the Navy about 15 years ago. NEPA has to be done before transfer or conveyance. The Navy is using the numbers from the NEPA doc.

Ms. Ott stated there are a couple different scenarios that could happen should the City ask the Navy to look at a new plan.

Ms. Lori Taylor, Community Development Director, stated one of the things that is healthy for the community is diversity, with parks, employment, and other services. She has noticed throughout Alameda is that many of those employment developed based properties have later included housing issues. Employment generated services needs to be considered to sustain the City.

President Zuppan asked for a motion to endorse the vision statement.

Board member Henneberry motioned to approve the vision statement.
Board member Köster seconded the motion.

Motion carried, 5-2, opposed Vice-President Burton and Board member Knox White.

President Zuppan asked for comments on the zoning ordinance, purpose statement and configuration.

Board member Tang stated he is fine with the document.

Board Member Alvarez-Morrone stated she is open to renaming the areas.

Board member Köster stated the strikeouts in the residential areas are confusing.

Vice-President Burton clarified this being 'building types', not the use.

Mr. Thomas asked for comments regarding the description of types and uses, then an overall purpose can come back later.

Board member Köster stated he is pleased SOM was selected, and using Treasure Island as an example.

Board member Knox White stated the Board just approved a vision statement that limits the City to 1,425 housing units and the residential zone needs to be labeled. The City should focus on the town center and same thing about the adaptive reuse. He stated being interested in the next round, and perhaps think about handing-off the old buildings that must stay. He asked if the board would talk about the sports complex in the future.

Board member Henneberry stated this document gives enough flexibility for quality tenants.

President Zuppan stated generally she is fine with the map. She agrees that focusing on the town center will help figure out the rest of the analysis, along with the employment center, and agreed the employment center needs accessibility. The housing numbers do need to be addressed while looking at the budget.

Mr. Thomas confirmed there is more work to do on the zoning, there is a master infrastructure plan being worked on, and the City has been working on a major transportation strategy plan for Alameda Point.

President Zuppan asked for a more structured, detailed working idea of the plan.

Mr. Thomas said this will be a step-by-step process and there are many issues to be dealt with.

Vice-President Burton stated there needs to be a more detailed plan, but it doesn't have to be completely detailed and perhaps we should think about a future design plan committee.

8. MINUTES

Minutes of March 11, 2013 (pending)

Minutes of February 25, 2013 (pending)

9. STAFF COMMUNICATIONS

6.A. Zoning Administrator and Design Review Pending and Recent Actions and Decisions. The Planning Board will consider whether to call for review any design review actions or Zoning Administrator actions taken since the last Planning Board meeting.

Mr. Thomas stated all items are approved.

9.A. Future Agendas

Andrew Thomas, City Planner, provided an overview of upcoming projects.

10. WRITTEN COMMUNICATIONS - None

11. BOARD COMMUNICATIONS

11.A. Report from Alameda Landing Residential Design Review Ad-Hoc Sub-Committee

Vice-President Burton reported the nothing has transpired since the last meeting.

11.B. Report from Alameda Point Vision Ad-Hoc Sub-Committee

President Zuppan stated there are no updates. Mr. Thomas asked if they would like to identify if there are other sub-committees needed.

Board Member Knox White asked about the vision process and moving to City Council.

12. ORAL COMMUNICATIONS

Speaker Carol Gottstein, a member of RAB, asked about the clean-up and stated that the area discussed as the town center is part of the clean-up which the Navy states will be cleaned in 2020. She suggested maps as transparencies so layers can be placed over each other.

13. ADJOURNMENT- 10:59 p.m.