



City of Alameda

Meeting Agenda

Planning Board

Monday, April 22, 2024

7:00 PM

City Hall, 2263 Santa Clara Avenue, Council
Chambers, 3rd Floor, Alameda, CA 94501

REVISED NEW MEETING LINK

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

For information to assist with Zoom participation, please click:

<https://www.alamedaca.gov/zoom>

For Zoom registration, please click:

https://alamedaca-gov.zoom.us/webinar/register/WN_LeLkufybQ-OqWaWn8_z3Jw

For Telephone Participants:

Zoom Phone Number: 669-900-9128

Meeting ID: 815 3979 3319

Any requests for reasonable accommodations should be made by contacting the Planning, Building and Transportation Department's Executive Assistant, Nancy McPeak:
nmcpeak@alamedaca.gov or 510.747.6805

The Board may take action on any item listed in the agenda

Pledge of Allegiance

- 1 ROLL CALL
- 2 **AGENDA CHANGES**
- 3 **NON-AGENDA PUBLIC COMMENT - Anyone may speak for 3 minutes regarding any matter not on the agenda**
- 4 **CONSENT CALENDAR**
- 4-A [2024-3921](#) Draft Meeting Minutes - February 26, 2024
- 5 **REGULAR AGENDA ITEMS**

- 5-A** [2024-3980](#) PLN24-0059 - 2401 Monarch Street - Use Permit & Design Review - Applicant: Gregor Cadman for Natel Energy. A public hearing to consider a Use Permit to allow outdoor research and development, and outdoor storage. The project also consists of Design Review for an approximately twenty-five foot tall, 5,500 square foot hydraulic test facility on the north side of Building 23 at 2401 Monarch Street. This project qualifies for a Class 32 Categorical Exemption pursuant to CEQA Guidelines 15332 - infill development. No additional environmental review is necessary.

Attachments: [Exhibit 1 Operations Plan](#)
 [Exhibit 2 Design Review Plans](#)
 [Exhibit 3 Draft Resolution](#)
 [Item 5-A Public Comment as of April 23 2024](#)

- 5-B** [2024-3981](#) PLN24-0166 - Zoning Ordinance Amendment Regarding Non-Conforming Lots, Buildings and Uses - Citywide. A proposed amendment to the Alameda Municipal Code to: 1) reinstate provisions relating to non-conforming lots that were inadvertently deleted during the most recent code update; 2) address other outdated sections relating to nonconforming uses and buildings in Alameda Municipal Code Section 30-2 Definitions, Section 30-5 General Provisions and Exceptions, and 30-20 Nonconforming Buildings and Uses, to implement the 2023-2031 Housing Element, to conform to State law, and to reflect current practice; and make a recommendation to City Council. The proposal is categorically exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3), the common sense exemption where it can be seen with certainty that the proposed zoning text amendments have no possibility of having a significant effect on the environment because they relate to legally existing uses and buildings, and a use permit would be required for expansions at which time specific impacts would be considered.

Attachments: [Exhibit 1 Draft Resolution](#)
 [Exhibit 2 Draft Amendments – Clean](#)
 [Exhibit 3 Draft Amendments – Redline](#)

6 STAFF COMMUNICATIONS

- 6-A** [2024-3958](#) Planning, Building and Transportation Department Recent Actions and Decisions
- 6-B** [2024-3959](#) Oral Report - Future Public Meetings and Upcoming Planning, Building and Transportation Department Projects

7 BOARD COMMUNICATIONS

Members may make a brief announcement of activities, request factual information or request staff to agendaize a matter on a future agenda

8 NON-AGENDA PUBLIC COMMENT - Anyone may speak for 3 minutes regarding any matter not on the agenda**9 ADJOURNMENT**

- Appeals of Planning Board decisions are considered by the City Council and must be filed in the Planning, Building and Transportation Department in writing stating the basis of appeal with the appeal fee within 10 days of the date of action
- Accessible seating for persons with disabilities, including those using wheelchairs, is available
- Equipment for the hearing impaired is available for public use
- Translators and sign language interpreters will be available on request
- To request a translator, interpreter or any reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting, please contact the Planning, Building and Transportation Department's Executive Assistant, Nancy McPeak, at 510.747.6805 or nmcpeak@alamedaca.gov at least 48 hours prior to the meeting
- View documents related to this agenda or sign up to receive agendas on the City's website: <https://alameda.legistar.com/Calendar.aspx>
- Documents related to this agenda are also available for public inspection and copying at the Planning, Building and Transportation Department (City Hall, 2263 Santa Clara Avenue Room 190) during normal business hours
- **KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE:** Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City of Alameda exist to conduct the citizen of Alameda's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.
- **FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT THE OPEN GOVERNMENT COMMISSION:** the address is 2263 Santa Clara Avenue, Room 380, Alameda, CA, 94501; phone number is 510-747-4800; fax number is 510-865-4048, e-mail address is lweisiger@alamedaca.gov and contact is Lara Weisiger, City Clerk.
- In order to assist the City's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City accommodate these individuals.