



City of Alameda

Meeting Agenda Planning Board

Monday, March 11, 2019

7:00 PM

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

1 CONVENE

2 FLAG SALUTE

3 ROLL CALL

President Sullivan, and Board Members Cavanaugh, Curtis, Mitchell, Rothenberg, Saheba, and Teague

4 AGENDA CHANGES AND DISCUSSION

5 ORAL COMMUNICATIONS:

Anyone may address the Board on a topic not on the agenda under this item by submitting a speaker's information slip, subject to the 3-minute time limit.

6 CONSENT CALENDAR

6-A [2019-6624](#) General Plan Amendment Study Session. Applicant: City of Alameda. The Planning Board will hold a study session to consider amendments to the Setting and Organization Chapter of the Alameda General Plan. The proposed amendments are categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3), the general rule that CEQA only applies to actions that have the potential to cause a significant impact on the environment. Staff requests continuing this item to the meeting of March 25, 2019.

7 REGULAR AGENDA ITEMS

7-A [2019-6629](#) Public Hearing on the Scope of the Environmental Impact Report for the Veterans Administration Multi-Specialty Outpatient Clinic and National Cemetery Project

Attachments: [Exhibit 1 Notice of Preparation](#)

[Exhibit 2 Site Plan](#)

[Item 7-A Public Comment](#)

7-B [2019-6632](#) Conditional Use Permit - 1528 Webster Street - Applicant: Dustin Moore on behalf of Main Street Supply, LLC. Public hearing to consider a Use Permit to allow the operation of a Cannabis Retail dispensary within the existing commercial building at 1528 Webster Street for the sale of Cannabis and Cannabis Products. The dispensary will also have a delivery service and will have an indoor area for on-site consumption of products by customers. The project is located within the C-C (Community Commercial) Zoning District. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 - Minor Alteration of Existing Facilities

Attachments: [Exhibit 1 Project Plans](#)
[Exhibit 2 Operation Narrative from Applicant](#)
[Exhibit 3 Good Neighbor Policies](#)
[Exhibit 4 Draft Resolution](#)
[Item 7-B Public Comment as of 3-12-19](#)

8 MINUTES

8-A [2019-6630](#) Draft Meeting Minutes-December 10, 2018
8-B [2019-6631](#) Draft Meeting Minutes-January 28, 2019

9 STAFF COMMUNICATIONS

9-A [2019-6620](#) Planning, Building and Transportation Department Recent Actions and Decisions
9-B [2019-6619](#) Status Report on Design Review and Development Plan for an approximately 113,000-square-foot hotel with 172 guest rooms, and an approximately 7,000-square-foot restaurant with coffee shop at 2900 Harbor Bay Parkway

Attachments: [Exhibit 1 Draft Minutes by Neighbor](#)
[Exhibit 2 Sketch Notes by Neighbor](#)
[Exhibit 3 Sketch Notes by Staff](#)

9-C [2019-6621](#) Oral Report - Future Public Meetings and Upcoming Planning, Building and Transportation Department Projects

10 WRITTEN COMMUNICATIONS

11 BOARD COMMUNICATIONS:

Board members may ask a question for clarification, make a brief announcement or make a brief report on his or her activities. In addition, the Board may provide a referral to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning a City matter or, through the chair, direct staff to place a request to agendize a matter of business on a future agenda.

12 ORAL COMMUNICATIONS:

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13 ADJOURNMENT******NOTES******

* Appeals of Planning Board decisions are considered by the City Council. Appeals must be filed in the Community Development Department in writing stating the basis of appeal with the appeal fee within 10 days of the date of action.

* Materials related to an item on this agenda submitted to the Planning Board after distribution of the agenda packet are available for public inspection in the Community Development Department, 2263 Santa Clara Avenue Room 190, Alameda, CA 94501 during normal business hours 7:30 a.m. to 3:30 p.m. Monday-Thursday.

* Translators or sign language interpreters will be available upon request. Please contact the Community Development Department at 510.747.6800 or 510.522.7538 (TDD number) at least 72 hours prior to the meeting to request a translator or interpreter.

* Accessible seating for persons with disabilities (including those using wheelchairs) is available.

* Minutes of the meeting are available in enlarged print.

* Audiotapes of the meeting are available upon request.

* Please contact the Community Development Department's Executive Assistant, Nancy McPeak, at 510.747.6800 or 510.522.7538 (TDD number) at least 48 hours prior to the meeting to request agenda materials in an alternative format, or any other reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting.

- 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.