

APPROVED MEETING MINUTES OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, JULY 28, 2025

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 Cisneros, Vice President Ariza and Board Members Hom, Ruiz, Wang

Absent: Board Members Saheba and Tsou

2. AGENDA CHANGES

None

3. NON-AGENDA PUBLIC COMMENT

None

4. CONSENT CALENDAR

4-A 2025-5116 *Approve Draft Meeting Minutes - May 27, 2025 (continued from the June 23, 2025 meeting)*

Minutes can be found:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=7420114&GUID=DE63DDB2-2B58-4F8A-AF2B-57C204971750&Options=&Search=>

Vice President Ariza abstained due to her absence at the meeting. Staff Member Buckley noted that there is no quorum for this meeting and pushes back the vote.

4-B 2025-5248 *Approve Draft Meeting Minutes - June 9, 2025*

Minutes can be found:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=7490417&GUID=9A5C6ECE-A99F-41FD-A3D6-58529BD091A5&FullText=1>.

Board Member Ruiz made a motion (2:27*) to approve the June 9th meeting minutes and Vice President Ariza seconded the notion. A vote was taken, and the motion passed 4-0 with President Cisneros abstention due to her absence.

4-C 2025-5249 *Approve Draft Meeting Minutes - June 23, 2025*

Minutes can be found:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=7490418&GUID=BD8D9F84-D636-4D9D-9A79-BB366EC37BF4&FullText=1>.

Vice President Ariza and Board Member Hom abstained due to their absence. President Cisneros and Staff Member Buckley noted that there is no quorum and decide to push back the vote.

5. REGULAR AGENDA ITEMS

5-A 2025-5250 - PLN24-0081 - 2433 Mariner Square Loop - Applicant: Martin Mariner Square LLC / Mash Petroleum Inc. - Public Hearing to consider Design Review approval to allow the development of a 8-story residential building with 356 units in a gross floor area of approximately 488,000 sq.ft. with 283 on-site parking spaces in a multi-story garage and 124 off-site parking spaces in an adjacent lot under lease from Caltrans. General Plan: Mixed Use. Zoning: M-2 / MF - Industrial - Multi-Family Overlay. CEQA Determination: Class 32 urban infill exemption - no exceptions or unusual circumstances apply; on a separate and independent basis, design review approval for a permitted use is not subject to CEQA pursuant to McCorkle Eastside Neighborhood Group v. City of St. Helena (2018) 31 Cal.App.5th 80.

Steven Buckley, Planning Services Manager, introduced (*3:34) this item and gave a presentation. The staff report and attachments can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=7490419&GUID=0BD4C098-42AD-49FC-9D4C-1211CA0E15FD&FullText=1>.

The applicant, Steven Siri of the Martin Group (*13:25), gave a presentation and addressed the board.

Architect of Plan Development of The Martin Group, Ian Murphy (*19:15), continued presentation.

Collin Bli, Landscape Architect of The Martin Group (*25:48), continued presentation.

Board clarifying questions start at the 29:28-minute mark in the video. Multiple City Staff Members were available to answer questions.

Public Comment for item 5A

Eric Tecza (*55:36) is VP of Development at Blue Rise Ventures (owners of research park at Marina Village). He stated that there are approximately 2000 individuals working onsite on any given day, most of whom do not live in Alameda. He supported the project as it gives these people the opportunity to live near their employment location and provides extra funding for alternative transportation through the TMA.

Matt Reagon (*57:07), representing the Bay Area Council, noted that our region requires sufficient housing to accommodate our economic growth and the demands of our population. He supported this project as it will develop 356 homes needed for families in Alameda. He discussed how it meets zoning requirements, inclusionary housing requirements, meets all state standards, etc. He urged to move forward with the project.

Mitch Ball (*58:50) stated how we are in a housing homelessness crisis. He is concerned for his generation's ability to retire because of the high housing and rent prices. He works

across from the lot referenced in the project and hopes to see it used for a better purpose. He supported the project.

Victor Ranu (*1:01:21) requested details regarding the disassembly of the existing structure on the lot. He was concerned about the noise the disassembly would cause as he lives right next to the lot.

Sharon Hacklin (*1:02:01) lives right next to the lot. She supported the overall goals of the project, however, requests the scope and scale of the building to be more fitting with the neighborhood (maximum height 70 feet). She recommended adjustments to the parking entrance to reduce the traffic interacting with Target close by. She is concerned about the noise brought on by the construction, and requests that the rooftop deck be closed during construction. She also requests that certain hours of usage be adhered to, to keep noise levels down during certain times.

Lindy M (*1:05:20) is a neighbor to the lot. Her main concern with the development is the height of the high-rise structure. She believes it is a violation of privacy as it will look down on the houses of her and her neighbors. Another potential issue she cites is the additional trash that will be left around the area, as well as additional traffic and pollution.

Yale Herrera Vallard (*1:08:45) has concerns about the building height. She noted that most residential buildings in the area are 4 stories max, while this high-rise is planned to be 8 stories. She requested adjustments to the parking lot for traffic concerns. Yale also believes that this development will not address the affordability crisis, as low-income individuals will be priced out of the apartments. She also expressed a worry for small independent businesses that currently operate in the area that will be demolished.

Dana Oium (*1:11:43) is a neighbor to the lot. She supported the concerns from her fellow neighbors regarding the height of an 8-story building. She is worried about how a high-rise of that size impacts neighbors, cleanliness, etc.

Action taken for item 5A

Board discussion start at the 1:13:35-minute mark in the video.

Board Member Han made a motion (*1:33:30) to approve the design review with both the Class 32 category of exception and design review exception. This also includes the conditions outlined in the board discussion and compliance with the Arborist Report. Board Member Ruiz requested to add sunshades in the southside. Board Member Wang seconded the motion. A vote was taken the motion passed 5-0.

6. STAFF COMMUNICATIONS

6-A 2025-5114

Planning, Building and Transportation Department Recent Actions and Decisions

Recent actions and decisions can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=7420112&GUID=C900EB88-8E97-4882-B965-680F184F42E3&FullText=1>.

No decision or action was pulled for review.

There were no public comments.

6-B 2025-5115

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

There were no public comments.

7. BOARD COMMUNICATIONS

Board Member Ruiz notes that staff may need to review ADU ordinance to be clear on regulation rather than finding rules to deny a project.

Board Members Ruiz and Hom requested staff to prepare briefing for AB 130 CEQA Exemption.

President Cisneros noted that there is no multi-family housing in the development and asked for board feedback.

Staff Member Steve Buckley clarifies development standards for multi-family housing.

8. NON-AGENDA PUBLIC COMMENT

None.

9. ADJOURNMENT

President Cisneros adjourned the meeting (*1:45:50).

**Refers to the minute mark in the video*