



City of Alameda

Meeting Agenda Planning Board

Monday, February 22, 2016

7:00 PM

City Hall, 2263 Santa Clara Avenue, Council
Chambers, 3rd Floor, Alameda, CA 94501
Meetings held the second and fourth Mondays
of each month at 7:00 p.m.

1 CONVENE

2 FLAG SALUTE

3 ROLL CALL

President Knox White and Board Members Burton, Henneberry, Köster, Mitchell, Sullivan and Zuppan

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 2016-2609 Status Report on Use Permit PLN14-0757 to Allow Sale of Beer, Wine, and Spirits for Off-Site Consumption as an Accessory Use at the Existing Walgreens Store at 1600 Park Street. This status report is not subject to the California Environmental Quality Act.

Attachments: [Exhibit 1 - Use Permit PLN14-0757](#)
[Exhibit 2 - 1600 Park Street Police Incident Log](#)

7 REGULAR AGENDA ITEMS

7-A 2016-2610 PLN15-0536 - 1435 Webster Street - Applicant: Dannan Development. Public Hearing to consider Design Review, and Density Bonus, Density Bonus Waiver and Exceptions application for Construction of a Three-Story Mixed-Use Development including Nine Residential For-Sale Units and 4,700 square feet of Ground Floor Retail on an Existing Parking Lot at 1435 Webster Street (APN74-427-5-1). The project is categorically exempt from further review under the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332 In-Fill Development Projects.

Attachments: [Exhibit 1 - November 1, 2015 Plan submittal](#)
[Exhibit 2 - Applicant's supporting statement](#)
[Exhibit 3 - Density Bonus Application and Waiver](#)
[Exhibit 4 - Parking Exception Waiver](#)
[Exhibit 5 - West Alameda Business Association letters/](#)
[Alameda Architectural Preservation Society letter](#)
[Exhibit 6 - Recommended changes to Elevation Details.](#)
[Exhibit 7 - Resolution approving application](#)

7-B [2016-2612](#) A Public Hearing on Design Review for Block 11, Block 8, and Phase 1 Waterfront Park at Alameda Point Site A.

Attachments: [Exhibit 1 - Block 11 Design Review Plans](#)
[Exhibit 2 - Block 8 Design Review Plans](#)
[Exhibit 3 - Block 8 Design Review Plans](#)
[Exhibit 4 - Block 11 Draft Resolution](#)
[Exhibit 5 - Phase 1 Waterfront Park Draft Resolution](#)
[Exhibit 6 - Block 8 Draft Resolution](#)
[Staff Report Images.pdf](#)

8 MINUTES

9 STAFF COMMUNICATIONS

9-A [2016-2614](#) Zoning Administrator and Design Review Recent Actions and Decisions

9-B [2016-2613](#) Future Public Meetings and Upcoming Community Development 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.

11-A [2016-2607](#) Report from the Boatworks - Ad-Hoc Sub-Committee

11-B [2016-2608](#) Report from the Alameda Point Site A - Ad-Hoc Sub-Committee

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.