

APPROVED MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, FEBRUARY 22, 2016

1. CONVENE

President Knox White called meeting to order at 7:00pm.

2. FLAG SALUTE

Board Member Sullivan led the flag salute.

3. ROLL CALL

Present: President Knox White, Board Members Burton, Köster, Sullivan. Absent: Board Member Henneberry. Board Member Mitchell arrived at 7:02pm (during item 6-A). Board Member Zuppan arrive at 7:04pm (beginning of item 7-A).

4. AGENDA CHANGES AND DISCUSSION

None

5. ORAL COMMUNICATIONS

None

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

Board Member Sullivan made a motion to approve the item. Board Member Köster seconded the motion.

Board Member Köster said he noticed the door facing Park St. was often closed and blocked quite early in the evening and asked staff to check the approvals to see what the hours were supposed to be for that door.

The motion passed 5-0.

7. REGULAR

7-A 2016-2610

AGENDA

ITEMS

PLN15-0536 - 1435 Webster Street - Applicant: Dannan Development. Public Hearing to consider Design Review, and Density Bonus, Density

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Planning Board Meeting

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.

Staff Member Thomas gave the staff presentation. The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=2569527&GUID=7A318C2F-CD06-4874-97D1-AA02AB435A13&FullText=1>

Andy Goldberg, project applicant, spoke on the process that the project has gone through to get to this point, including collaborating with various stakeholders. He said moving the project forward in a timely manner is very important to him and he thanked planning staff for their help with the process.

Board Member Köster asked if there were any businesses using the parking lot currently.

Staff Member Thomas said it was closed off.

Board Member Burton asked how the third retail space, which appeared cut off in the back by the utilities' space, would access things like trash and recycling.

Dave Johnson, project architect, said they do not have tenants lined up yet and can adjust the utility area to provide access to the rear if it is needed.

President Knox White asked how long the process has been going on.

Staff Member Thomas said it started in mid 2014 and has gone through several design changes from a modern to more traditional design.

Board Member Sullivan asked whether the residential units would be able to lease parking spaces.

Staff Member Thomas explained that the parking would be shared by all tenants and one entity would be responsible for leasing them all out.

Board Member Sullivan said she wants to avoid residents choosing not to purchase parking and impacting the neighborhood street parking.

President Knox White opened the public hearing.

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Jerry Serventi, WABA Design Review Committee, said they believe the project is the right one for Webster St. He said they preferred the earlier design.

Michael McDonough said this project could really help Webster St. and that the Chamber of Commerce supports it fully.

Christopher Buckley, AAPS, said they preferred the first design and suggested several design refinements.

Steve Aced, AAPS, referenced the AAPS letter and gave suggestions for window, door, and siding details.

John Stier, owner of Calafia Taqueria, said he supports the project and has arranged to keep access for deliveries through a gate joining the properties.

President Knox White closed the public hearing.

Board Member Köster is excited to see a nice mixed use project for the site. He said he is okay with the parking arrangements. He said the blank facade on the north elevation could be a good spot for a painting or mural. He said the tower could be a little higher, but does not need a hat. He said the windows and trim could be a little larger and seeing some more details would be helpful. He said swing doors could be used for the balconies.

Board Member Burton said he does not think the project is ready to have the final details handed off to staff for approval. He said he would like to see it come back to the board. He said he did not want this project to end up like the Hawthorne Suites building down the street. He said if we are going to make a Victorian building, let's go all out. He said he the cornices could be bigger. He said he would be okay with treating it more like one building rather than breaking it up so much. He said the awnings should tie into the architecture. He said studying one cornice across the building would be worthwhile.

Board Member Sullivan said she largely agreed with Board Member Burton and it just needed some enrichment.

Board Member Zuppan said she agreed with much of what Board Members Köster and Burton said. She said she is supportive of having the building in this parking lot. She said she does like the idea of a larger corner element and larger cornices. She said she was also concerned with the blank wall above Calafia. She said she would like to have more information about the bicycle parking when it comes back.

Board Member Mitchell said he is supportive of the project overall and looks forward to some design improvements. He said he likes the design of the first proposal but likes the retail design of the second proposal. He said he is concerned that the parking spaces do not come with the residential units. He said we should have a broader discussion about rental housing vs. condo housing.

President Knox White said he wishes they had seen the project earlier so that they could do their due diligence without feeling pressured due to the fact that the applicant has been working on the design for 1.5 years already. He said he agreed with most of the comments of the board.

Board Member Burton said swinging doors combined with our building codes would make waterproofing very difficult and invite a future lawsuit from condo owners.

Board Member Zuppan made a motion to continue the item. Board Member Mitchell seconded the motion. The motion passed 6-0.

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.

Board Member Burton explained that he would be recusing himself from these items. He said he has been exploring the possibility of working on larger, multi-family projects. He said he spoke with many architects about his thoughts and that conversation led to a decision to join the firm KTGY. He said that due to their work at Site A, he has decided to recuse himself. He said he is working with city staff to get a clear answer on whether he needs to recuse himself from all discussions of Site A, but wanted to be conservative at this point.

Staff Member Thomas introduced the item. The staff report and attachments can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=2569529&GUID=4DCA1FCF-EE85-4B99-A8C1-2F64BE2146D0&FullText=1>

David Israel, BAR Architects, gave a presentation on Block 11, including all changes made incorporating previous Board comments.

Jessica Music gave a presentation on the revised design for the affordable housing buildings at Block 8.

April Shaw gave a presentation on the Waterfront Park, phase one.

Jennifer Ott, Chief Operating Officer for Alameda Point, gave a presentation about the design tradeoffs and decisions staff made in considering sea level rise defense strategies.

Staff Member Thomas gave a presentation on the design of the shared plaza in front of Block 11 adjacent to the Waterfront Park.

Board Member Köster asked who would be the owners of the shared plaza.

Staff Member Thomas said that it would be a city owned street.

Board Member Köster asked about the length of the canopy in front of the Block 8 buildings. He asked about the plans not to provide a dishwasher in the senior units.

Ms. Music said the canopy was about twelve feet. The developer said they typically did not need a dishwasher for the units with only 1-2 people.

Board Member Köster asked if the windows on the backside of Block 8 would require a two inch offset. He asked if the pavilion and restrooms would come back for design review.

Staff Member Thomas said they could make sure those window details are included in the final presentation when it comes back. He said they would condition the final approvals to bring back the final designs for the public buildings in the Waterfront Park and that they were looking for approval of the general shape and layout of the park.

Board Member Zuppan asked if there were any water fountains in the public park.

Staff Member Thomas said they would make sure there were some in the final design.

Board Member Sullivan asked about the difference in height from the edge of the promenade to the water at high and low tides.

Staff Member Thomas said it was anywhere from a couple feet to eight or nine, depending on the tide. He said if the board wants to consider railing options they can bring that back with the lighting plans.

Board Member Sullivan asked why Building 11 exceeds the height limits the City designated.

Staff Member Thomas explained the finding that is necessary in order to approve a building higher than 65 feet. He said the tall retail spaces are a large factor that increased the height of the building.

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President Knox White opened the public hearing.

Jerry Serventi said the building was very nice. He said making the viewing terrace at the top of the building available for public access would be special. He said he wanted to make sure we allow bicycles to come all the way to the waterfront.

Kari Thompson, Chamber of Commerce, said they are very supportive of the project and hopes it moves forward.

Casey Sparks said he was very supportive of this type of project and the new housing is very important to the island while citing the saga playing out at 470 Central Ave.

Laura Thomas, representing Renewed Hope Housing Advocates, said they were very happy to see the affordable housing plans. She said that changing attitudes have led them to agree to allow the senior housing at Alameda Point.

President Knox White closed the public hearing.

Board Member Köster said Block 11 is exceptional design. He said the podium landscape plan and streetscape need a little more detail. He said Block 8 has lots of great features and will be a great place to be. He said he would like to see more about the cafe and restrooms in the Waterfront Park. He said he liked the design of the terraces.

Board Member Sullivan asked if they considered other palm tree options besides the washingtonia robusta.

The landscape architect said they are still studying options for the best fit for the salty location.

Board Member Mitchell said he is comfortable with the sea level rise strategy that has been chosen for the Waterfront Park. He said he does not really like the idea of a railing but that it deserves study. He said we should make sure to bring in the right people for deciding what historical information is included in the taxiway timeline. He said it would be nice to have a perspective view of the parklet on Block 8.

Board Member Zuppan said Building 11 is beautiful. She said she likes how it reflects the architecture of the base but how it also looks like a ship on one end. She said the narrow balcony on the top floor (SE corner) emphasizes the narrow pole at the corner. She asked the developer to respond to the public comment about public access to the top floor view lounge.

Mr. Israel explained their structural need for the pole at the corner. He also explained the difficulty of providing public access to the top floor viewing area. He said the long term plan is for a hotel just across the street which would have a similar viewing opportunity that would be much easier to accommodate public access.

Board Member Zuppan said the buildings on Block 8 have come a long way. She said she likes the color pavement treatments. She said older residents with arthritis could benefit from having dishwashers but would defer to the developer's judgment. She said the bikes need to feel like they are sharing the space in the plaza just like cars need to share the street. She said the waterfront park feels like skateboard territory and that we should account for that. She says she would prefer not to see a railing on the water, but has no problem looking at options. She said the terraces make the space more inviting and usable. She said we should be getting some public input on the historical items included in the taxiway.

President Knox White said the canopy in front of Block 8 might need to fan out to provide any real weather protection. He said the height of Block 11 is okay and that they followed the rules. He said he liked the bollard treatment at the curve of the shared plaza. He said the street lamps need to not look like the ones in the pictures. He said the sea level rise strategy for the Waterfront Park is consistent with their plans. He said seeing examples of places that are successful without railings that the board could consider would be helpful.

Board Member Mitchell asked if there was a reason the top floor balcony on the southeast corner could not wrap around like the other floors.

Mr. Israel said it was a result of the design strategy and they were trying to create an anomaly that breaks up the visual experience.

No action was taken.

8. MINUTES

None

9. STAFF COMMUNICATIONS

9-A 2016-2614

Zoning Administrator and Design Review Recent Actions and Decisions

No items were called for review.

9-B 2016-2613

Future Public Meetings and Upcoming Community Development
Department Projects

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Staff Member Thomas said a beer & wine use permit for a Ballena Bay convenience store would be coming soon. He said the Harbor Bay Club EIR would be released soon. He said Boatworks and Universal Design would be coming before the board soon.

10. WRITTEN COMMUNICATIONS

None

11. BOARD COMMUNICATIONS

11-A 2016-2607

Report from the Boatworks - Ad-Hoc Sub-Committee

None

11-B 2016-2608

Report from the Alameda Point Site A - Ad-Hoc Sub-Committee

None

Board Member Zuppan said that if the Alameda Landing shopping cart loop restrictions are not taken care of that their permit needs to be called for review.

Staff Member Thomas said that he would let Catellus know that if they do not get it taken care of it will be on the March 28th agenda.

Board Member Köster reminded staff to follow up on the required hours of operation for the street facing door of the Walgreens on Park St.

12. ORAL COMMUNICATIONS

None

13. ADJOURNMENT

President Knox White adjourned the meeting at 10:33pm.