

APPROVED MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, NOVEMBER 13, 2023

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 Hom, and Board Members Ruiz, Ariza and Saheba.

Absent: Vice President Cisneros

2. AGENDA CHANGES

Steven Buckley, Planning Services Manager, added a ceremonial item before Public Comment.

A Resolution was added (*1:58) to address and thank outgoing Planning Director Andrew Thomas for his service to the city and to congratulate him on his retirement.

3. NONE-AGENDA PUBLIC COMMENT

3-A Public Comment – S Sheehan

Comment can be found here:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6400688&GUID=E4734ADC-BBAF-4165-BC2B-E0ECBAF6035D>

President Hom reminded (*7:50) the board and participants what was allowed in public comments.

Shelby Sheehan, via Zoom, discussed (*9:06) the use of the O Club Parking lot and wanted to know why it had not been added to the agenda after she had requested it to be added. She discussed her frustrations with the ongoing Use Permit and felt that information had been withheld from her.

Staff Member Buckley gave an updated on the Use Permit and said it would come before the board.

4. CONSENT CALENDAR

4-A 2023-3530

2024 Planning Board Regular Meeting Schedule

Schedule can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6400686&GUID=C15B6B4D-90C0-49A8-B6F9-AA5C548C9EF2>.

4-B 2023-3531

Draft Meeting Minutes - October 9, 2023

Minutes can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6400687&GUID=F5AE7AF4-7017-4F32-A4EE-BB04C4CF8EFC&FullText=1>.

4-C 2023-3548

Annual Review of Alameda Landing Commercial Project Development Agreement and Alameda Landing Residential Project Development Agreement. Applicant: Catellus Alameda Development, LLC. The applicant is requesting an Annual Review of the Development Agreements between City of Alameda and Catellus Alameda Development, LLC related to the Alameda Landing Mixed Use Residential Project and the Alameda Landing Mixed Use Commercial Project. Environmental Determination: Not a project under the California Environmental Quality Act (CEQA). No further environmental review is required.

Attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6400690&GUID=31CFB96B-0930-4825-8B10-020C4B1FD93D&FullText=1>.

4-D 2023-3549

Annual Review of the Development Agreement for the Encinal Terminals Project. Applicant: North Waterfront Cove, LLC. The applicant is requesting an Annual Review of the Development Agreement for the Encinal Terminals Project between City of Alameda and North Waterfront Cove, LLC. Environmental Determination: Not a project under the California Environmental Quality Act (CEQA). No further environmental review is required.

Attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6400691&GUID=7F0C3CAE-4869-4D32-AAB2-B4D9F1E8B986&FullText=1>.

Action Taken on the Consent Calendar

Board Member Ruiz made a motion to approve the Consent Calendar and was seconded by Board Member Ariza. A vote was taken and the motion passed 4-0.

5. REGULAR AGENDA ITEMS

5-A 2023-3547

PLN23-0390 - Development Plan and Use Permit for Building 607, Alameda Point, 677 West Ranger Avenue. Applicant: Alameda Food Bank and City of Alameda. Public hearing to consider approval of the Development Plan and Conditional Use Permit for the development of a Community Food Market on 1.7 acres of land located at 677 West Ranger Avenue. The streamlining provision of Public Resources Section 21083.3 and Section 15183 of the CEQA Guidelines apply and no further environmental review is required.

Outgoing Director Andrew Thomas introduced this item and gave the presentation (*14:06). The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6400689&GUID=85FA7E89-0226-4FC2-9CD7-0C892D1C503A&FullText=1>.

Rebecca Rivkyn, President of Board of Director for the Alameda Food Bank, also gave a presentation (*24:53).

Board clarifying questions start at the 39:08 minute mark in the video.

Public Comment for item 5A

Tai Nguyen, in person, discussed (*55:27) her history with Alameda and growing up as an immigrant. She spoke about her experience with food insecurities and her time volunteering with the Alameda Food Bank and sitting on their board. She discussed the good work and impact the food bank had for the citizens of Alameda. She hoped the board would support this plan for the Alameda Food Bank.

Julie Yem, via Zoom, discussed (*59:20) her work for the county and how the Alameda Food Bank was a joy to work with and truly helped people. She hoped the board would approve this larger space so they could help even more people.

Chris Tam, via Zoom, discussed (*1:00:44), from All Good Living Foundation gave his support to the Food Bank. He discussed how the Food Bank also donated to his organization and so helpful to the community.

Action taken for item 5A

Board discussion start at the 1:01:35 minute mark in the video.

Board Member Saheba made a motion (*1:15:56) to approve the Development Plan and Use Permit for Building 607 for the Alameda Food Bank. With the following conditions, when this came back for Design Review the board wanted to see bike racks and locations, cart storage, refinement of the garbage enclosure, landscape plan details and details on suitability. Board Member Ruiz seconded the motion. A vote taken and the motion passed 4-0.

5-B 2023-3551

PLN22-0127 - 2015 Grand Street - Development Plan Amendment - Applicant: Spencer Chapman on behalf of Trumark Homes. Public Hearing to consider a Development Plan Amendment to confirm names for the private streets of a previously approved 90-unit townhome project. Proposed private street names: Anchorage Street, Bayfront Street, Crossing Alley, Horizon Street, Larkspur Street, and Tidewater Alley. General Plan: Medium Density Residential. Zoning: R-4, Residential District with a PD Combining District. CEQA: This project is exempt in light of the common-sense exemption, that there is no reasonable possibility that this action could have an environmental effect.

David Sablan, Planner II, introduced this item and gave a presentation (*1:19:40). Attachments and staff report can be found at:
<https://alameda.legistar.com/LegislationDetail.aspx?ID=6400692&GUID=E571C05F-ED55-409D-A0F1-C4E7136ED957&FullText=1>.

Board clarifying questions start at the 1:22:11 minute mark of the video.

Public Comment for item 5B

Joshua Han, via Zoom, said (*1:30:40) that it was a great idea that the alleys were being named. He discussed his experience living at Alameda Point and having some alleys named and some not. He gave suggestions on what would help with delivery and help address any confusion.

Action taken for item 5B

Board Member discussion start at the 1:32:35 minute mark of the video.

Board Member Ariza made a motion to approve with the condition that the city can determine the suffixes for the streets, alleys or lanes. Board Member Ruiz seconded the motion with the request that the numbers on the streets do not repeat. Staff Member Sablan added that the applicant had the same request. Board Member Ariza agreed to the request. A vote was taken and the motion passed 4-0.

6. STAFF COMMUNICATIONS

6-A 2023-3527

Planning, Building and Transportation Department Recent Actions and Decisions

Recent actions and decisions can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6400684&GUID=BCFF1D3C-D8CF-4C35-90A8-8D1147AE6D94&FullText=1>.

No decision or action was pulled for review.

6-B 2023-3529

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

Manager Buckley gave an update on projects and discussed filling board vacancies (*1:46:08).

Board Member Ruiz discussed issues with the link for 1901 Shoreline Drive.

7. BOARD COMMUNICATIONS

None.

8. NON-AGENDA PUBLIC COMMENT

None.

9. ADJOURNMENT

President Hom adjourned the meeting at 8:50 p.m.

**refers to the minute mark in the video*