

APPROVED MINUTES  
MEETING OF THE  
CITY OF ALAMEDA PLANNING BOARD  
MONDAY, MAY 12, 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 Saheba, Wang and Tsou.

Absent: Board Members Ruiz and Hom

2. AGENDA CHANGES

**None.**

3. NON-AGENDA PUBLIC COMMENT

Kurt Peterson (\*1:24) shared his concerns about the “no right turn on red” signs that were on Appezzato Way, all the cross streets that go from Webster to Main. He felt that since you could clearly see the bike lane a more appropriate sign would be “beware of bikes”. He felt that during the 3 o’clock pick up time was a mess. He wanted this to be looked into.

4. CONSENT CALENDAR

**2025-5036 - Draft Meeting Minutes - Draft Meeting Minutes - April 14, 2025**

Minutes can be found:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=7373026&GUID=41DF28DD-7078-45E6-A906-CFC19D9D9512&FullText=1>.

**2025-5037 - Draft Meeting Minutes - Draft Meeting Minutes - April 28, 2025**

Minutes can be found:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=7373027&GUID=A2475FB2-9C20-4F75-A4CA-2DF863BA81A0&FullText=1>.

**Vice President Ariza made a motion (\*4:27) to approve the draft meeting minutes for April 14<sup>th</sup> and 28<sup>th</sup> 2025. Board Member Wang made a note that he would need to abstain from the April 14<sup>th</sup> vote. Board Member Tsou seconded the motion. A vote was taken and the minutes passed, April 14<sup>th</sup>, 2025, 4-0 with Board Member Wang abstaining and April 28<sup>th</sup> 5-0.**

5. REGULAR AGENDA ITEMS

**5-A 2025-5038 - PLN25-0246- W. Ticonderoga Ave. & Orion St. - Applicant: Mario Tjia for Hines - Planning Board Workshop on Pacific Fusion Research & Development Facility. Pacific Fusion proposes constructing a new Research & Development (R&D) facility to**

*test and advance their work toward development of a commercially viable approach for providing fusion power. The project would include a new approximately 225,500 square-foot building in the Enterprise District of Alameda Point containing a mix of office, laboratory and testing space. CEQA Determination: The draft Development Plan and Design Review approvals are subject to review under the California Environmental Quality Act. No final action on the environmental review, the Development Plan, or Design Review will take place at this meeting.*

Allen Tai, Planning Building & Transportation Director, introduced (\*5:36) this item and discussed the uniqueness of this proposal. Brian McGuire, Planner II, gave the presentation (\*9:09). The Pacific Fusion Team and consultants also presented (\*15:30). The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=7373028&GUID=7C963667-C5B1-4C3E-9F2B-9ADCA1096BF7&FullText=1>.

Board clarifying questions start at the 37:10-minute mark in the video. Multiple City Staff Members were available to answer questions.

#### **Public Comment for item 5A**

Abby Thorne-Lyman (\*1:06:56) Director of Base Reuse & Economic Development, gave clarification on the role of the City of Alameda as the landlord and how they are negotiating this deal. This would include what the Package of Improvements would be as part of the Master Infrastructure Plan. She gave details on this process.

Jonathan DeLong (\*1:09:06) Executive Director of the REAP Climate Center in Alameda. He gave his support for this project and gave details on the type of work he does for the Community and how his work was in line with Pacific Fusion. He talked about the job opportunities this project would bring.

James Evans (\*1:10:31) stated that if Pacific Fusion pulled this off it would be a wonderful achievement. He did discuss the work they were proposing that included having a nuclear reactor and that should be pointed out. He discussed the science in detail and what the proposed work entailed. He discussed what would happen if the work “went wrong” and gave suggestions of better locations for this type of work.

Kurt Peterson (\*1:13:40) discussed the workshop but it wasn’t sponsored by the city and people didn’t know about the workshop. He discussed his past work with the city and then shared a map of the island, it showed what was infill. He had concerns about the waste by product that would affect the water and the bay. He also wanted this project somewhere else. He also brought up how young the company was and that he didn’t want the city swayed by the money and improvements they were proposing. He questioned the CEO’s methods and business ethics. He stated this was a bad project.

Don Kelher (\*1:16:55) yielded his time to Speaker Peterson (above speaker).

*President Cisneros reminded the public that they could not yield their time to another speaker.*

David Mik, via Zoom (\*1:20:15) gave strong to the Pacific Fusion proposal. He discussed his job and how his company, Power Engineering and Construction, had been a tenant of

Alameda Point since 1997. He discussed the changes at Alameda Point and felt that Pacific Fusion would breathe new life in the Point.

Tobey Theiding, via Zoom (\*1:22:02) discussed what the radiation level of this project would be, very similar to the amount that a hospital gave out. He was heavily in support of this project. He discussed his studies and what background he had to speak confidently that Pacific Fusion was a step in the right direction for clean energy.

Franciso Nafria, via Zoom (\*1:24:09) an engineer, was proposed to this plan. He discussed his concerns about the facility and what risks the city would be dealing with, such as contaminating water. He felt this project did not fit with the community.

Josh Roden, via Zoom (\*1:26:54) with Brookfield, gave his support for this project. He felt this was a great addition to Alameda Point.

Brock Grunt (\*1:28:07) was very excited about this project and would love to see his kids work for Pacific Fusion since they studied engineering. He added that he was on the Alameda Economic Advisory Panel and felt this project fit in perfectly with a plan for Alameda.

Sylvia Johnson (\*1:30:43) has a background in Material Science. She was supportive but had some concerns, she felt that Alameda was the wrong place. She pointed out this company was a start up and that startups do fail. She wanted more information about what would happen if that happened, she wanted to know the business plan.

#### **Action taken for item 5A**

The applicant took a moment and addressed (\*1:33:54) some of the concerns that had come up during the public comment.

Board discussion start at the 1:35:10-minute mark in the video.

Director Tai discussed the safety concerns and facts (\*1:58:07).

**This was a discussion item, and no formal action was taken. Vice President Ariza did volunteer for the sub-committee (\*2:01:01) for this project. Staff would facilitate other volunteers.**

#### **6. STAFF COMMUNICATIONS 6-A 2025-5039**

*Planning, Building and Transportation Department Recent Actions and Decisions*

Recent actions and decisions can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=7373029&GUID=1D14E2CF-5A8E-4E86-9CF1-D61ABF70D350&FullText=1>.

No decision or action was pulled for review.

There were no public comments.

**6-B 2025-5040**

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

Manager Buckley discussed (\*2:03:03) upcoming agendas.

There were no public comments.

7. BOARD COMMUNICATIONS

None

8. NON-AGENDA PUBLIC COMMENT

None.

9. ADJOURNMENT

President Cisneros adjourned the meeting at 9:05 p.m.

*\*Refers to the minute mark in the video*