

DRAFT MEETING MINUTES OF THE  
CITY OF ALAMEDA PLANNING BOARD  
MONDAY, NOVEMBER 10, 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, Wang, Saheba and Tsou

Absent: Board Member Ruiz

2. AGENDA CHANGES

None

3. NON-AGENDA PUBLIC COMMENT

**2025-5555** - *Correspondence - November 10, 2025*

<https://alameda.legistar.com/LegislationDetail.aspx?ID=7747938&GUID=25D6B865-09DF-43BD-93AB-56B1AE5AE60D>.

Mitch Ball (\*2:17) discussed his thoughts on congestion that would be caused by the Oakland Alameda Access Project. He wanted the City to enforce the “parking cash out law” he went into detail how the city could do this.

4. CONSENT CALENDAR

**4-A 2025-5116** *Approve Draft Meeting Minutes - May 27, 2025 (continued from the July 28th, 2025, meeting)*

Minutes can be found:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=7420114&GUID=DE63DDB2-2B58-4F8A-AF2B-57C204971750&FullText=1>.

**Board Member Tsou made a motion to accept May 27, 2025, meeting minutes and Board Member Saheba seconded the motion. A vote was taken and the motion passed 6-0.**

**4-B 2025-5249** *Approve Draft Meeting Minutes - June 23, 2025 ((continued from the July 28th, 2025, meeting)*

Minutes can be found:

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

**Board Member Hom made a motion to approve the June 23, 2025, meeting minutes and Vice President Ariza seconded the motion. A vote was taken and the motion passed 6-0.**

**4-C 2025-5508 *Approve Draft Meeting Minutes - July 28, 2025***

Minutes can be found:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=7721352&GUID=BE7CC904-82A9-4EFD-9715-FFC891E51931&FullText=1>.

**Board Member Hom made a motion to approve the July 28, 2025, meeting minutes and Vice President Ariza seconded the motion. A vote was taken and the motion passed 4-0 with Board Members Tsou and Saheba abstaining due to their absences at the meeting.**

**4-D 2025-5505 *Planning Board 2026 Meeting Schedule***

Schedule can be found:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=7721349&GUID=5BC876B6-7D19-44A0-8A1A-D11B58251EF6>.

**Vice President Ariza made a motion to approve the Planning Board 2026 Schedule and Board Member Tsou seconded the motion. A vote was taken and the motion passed 6-0.**

**There were no public comments for the Consent Calendar Items.**

**5. REGULAR AGENDA ITEMS**

**5-A 2025-5504 - *Workshop to Discuss Updates to the Inclusionary Housing Ordinance. In accordance with the California Environmental Quality Act (CEQA), this workshop is categorically exempt from further environmental review pursuant to CEQA Guidelines section 15262 (Feasibility and Planning Studies).***

Steven Buckley, Planning Services Manager, introduced (\*8:54) this item and gave a presentation. The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=7721348&GUID=7CE7A1C0-E024-47CF-A32A-FBBFFFF6D0C2&FullText=1>.

Board clarifying questions start at the 24:35-minute mark in the video.

**Public Comment for item 5A**

Andrew Rosenberg (\*59:06) with Pacific Development discussed projects in Alameda and gave the board recommendations.

Mitch Ball (\*1:02:25) discussed the pros and cons of this ordinance. He also gave recommendations on how to address some of the flaws.

**Action taken for item 5A**

Board discussion starts at the 1:05:43-minute mark in the video.

**This was a workshop, and no formal action was taken.**

6. STAFF COMMUNICATIONS

**6-A 2025-5506**

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

Recent actions and decisions can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=7721350&GUID=25875A99-8EC9-4A8F-B90F-CA649827BBFD&FullText=1>.

No decision or action was pulled for review.

There were no public comments.

**6-B 2025-5507**

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

There were no public comments.

7. BOARD COMMUNICATIONS

None.

8. NON-AGENDA PUBLIC COMMENT

None.

9. ADJOURNMENT

President Cisneros adjourned the meeting at 8:48pm.

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