



City of Alameda

Meeting Agenda Planning Board

Monday, February 14, 2022

7:00 PM

Via Zoom

Pursuant to Assembly Bill 361, codified at Government Code Section 54953, Planning Board members can attend the meeting via teleconference.

For information on public participation see the following:

<https://www.alamedaca.gov/GOVERNMENT/Public-Comment-Guide>

The City will allow public participation via Zoom. Register in advance for this webinar by clicking the link below:

https://alamedaca-gov.zoom.us/webinar/register/WN_vc9tZcZYQte62ctmCmG-Tw

For Telephone Participants:

Zoom Phone Number: 669-900-9128

Meeting ID: 831 1292 5833

Passcode: 192095

Any requests for reasonable accommodations from individuals with disabilities should be made by contacting the City Clerk's office (clerk@alamedaca.gov or 510-747-4800).

City Hall will be NOT be open to the public during the meeting

- 1 CONVENE
- 2 FLAG SALUTE
- 3 ROLL CALL
President Saheba, Board Members Cisneros, Curtis, Hom, Rothenberg, Ruiz,
and Teague
- 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

7 REGULAR AGENDA ITEMS

- 7-A** [2022-1741](#) PLN22-0032 - Design Review Amendment - 1051 Harbor Bay Parkway- Applicant: Shriji Hospitality, Inc. A Public Hearing to consider an amendment to the Planning Board's Design Review Approval PLN17-0600 to allow minor modifications to the southwest and southeast elevations of the hotel building approved at 1051 Harbor Bay Parkway. General Plan designation: Business Employment. Zoning: C-M-PD, Commercial Manufacturing - Planned Development zoning district. CEQA Determination: Design Review approval for a permitted use is not subject to CEQA. McCorkle Eastside Neighborhood Group v. City of St. Helena (2018) 31 Cal.App.5th 80, Public Resources Code Section 21080

Attachments: [Exhibit 1 October 26, 2020 Planning Board Resolution No. PB-20-23](#)
[Exhibit 2 Design Review Modification Plans](#)

- 7-B** [2022-1743](#) PLN21-0459 - Design Review and Development Plan Amendment - 2607 - 2619 Santa Clara Avenue & 1514 - 1518 Broadway - Applicant: Branagh Land Inc. Public hearing to consider Design Review and Development Plan Amendment to allow the construction of eight townhome dwellings within an existing 1.29-acre residential development. General Plan designation: Medium Density Residential. Zoning: R-5-PD, General Residential-Planned Development zoning district and partly within the R-4-PD, Neighborhood Residential-Planned Development. CEQA Determination: Design Review approval for a permitted use is not subject to CEQA. McCorkle Eastside Neighborhood Group v. City of St. Helena (2018) 31 Cal.App.5th 80, Public Resources Code Section 21080. As a separate and independent basis, the development plan amendment is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines Section 15332, In-fill Development

Attachments: [Exhibit 1 Project Plans](#)
[Exhibit 2 Draft Resolution](#)

- 7-C [2022-1744](#) Public Workshop to Review and Comment on the Draft Housing Element Update and Zoning Code Amendments for Park Street, Webster Street and Commercial Areas to Accommodate the Regional Housing Needs Allocation for the Period 2023-2031 in Compliance with State Law
- Attachments:** [Exhibit 1 Opportunity Map and Housing Element Sites Map](#)
[Exhibit 2 Draft Zoning Amendments](#)
[Exhibit 3 Zoning Map](#)
[Item 7-C Public Comment as of February 14 2022](#)

8 MINUTES

- 8-A [2022-1745](#) Draft Meeting Minutes - December 12, 2021
- 8-B [2022-1746](#) Draft Meeting Minutes - January 10, 2022

9 STAFF COMMUNICATIONS

- 9-A [2022-1728](#) Planning, Building and Transportation Department Recent Actions and Decisions
- 9-B [2022-1729](#) Oral Report - Future Public Meetings and Upcoming Planning, Building and Transportation Department Projects

10 WRITTEN COMMUNICATIONS

- 10-A [2022-1747](#) HCD Letter dated 11-29-21
- Attachments:** [HCD Letter dated 11-29-21](#)

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 agendaize a matter of business on a future agenda.

12 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.

13 ADJOURNMENT

****NOTES****

* Appeals of Planning Board decisions are considered by the City Council. Appeals must be filed in the Planning, Building and Transportation 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 Planning, Building and Transportation 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 Planning, Building and Transportation Department at 510.747.6805 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 Planning, Building and Transportation Department's Executive Assistant, Nancy McPeak, at 510.747.6805 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.

* Sign up to receive agendas here: <https://alameda.legistar.com/Calendar.aspx>

• **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.