

APPROVED MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, SEPTEMBER 11, 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, Vice President Cisneros and Board Members Ruiz, Curtis, Ariza, and Saheba.

Absent: Board Member Teague

2. AGENDA CHANGES

None

3. NONE-AGENDA PUBLIC COMMENT

Christopher Buckley invited (*2:41) the board and staff to AAPS's (Alameda Architectural Preservation Society) 50th Anniversary Alameda Legacy Home Tour on Sunday.

4. CONSENT CALENDAR

4-A 2023-3362 - *Draft Meeting Minutes - July 10, 2023*

4-B 2023-3363 - *Draft Meeting Minutes - July 24, 2023*

Vice President Cisneros commented (*5:14) that it was nice when these were listed as A and B, so people could vote easier on meeting they had attended.

Vice President Cisneros made a motion to approve the Consent Calendar and Board Member Ruiz seconded the motion. A vote was taken and the motion passed 6-0.

5. REGULAR AGENDA ITEMS

5-A 2023-3367

PLN22-0474 - 2212 South Shore Center - Parcel Map - Applicant: Wayne Leach. Public hearing to consider recommending that the City Council approve a Parcel Map of South Shore Center. The proposed parcel map will subdivide an existing 40.88 acre parcel, currently occupied by the South Shore Center, into four (4) individual parcels, which include reciprocal access easements between resultant parcels. Zoning: C-2-PD-CMU, Central Business and Planned Development Zoning District with a Community Mixed Use Combining District. General Plan: Community Mixed Use.

Board Member Ruiz recused herself from this item, (*7:29)

David Sablan, Planner II, introduced this item and gave the presentation (*7:37). The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6330781&GUID=B21A8FE0-552E-4212-ABAD-F2B48A4AD9B4&FullText=1>.

Board clarifying questions started at the 10:35 minute mark of the video.

Public Comment for item 5A

There were no public comments.

Action taken for item 5A

Board Member Ariza made a motion to approve the 2212 South Shore Center - Parcel Map and Board Member Curtis seconded the motion. A vote was taken and motion passed 6-0.

Board Member Ruiz returned to the meeting, *14:36

5-B 2023-3368

Study Session Zoning Code Amendments - Fences - Study Session to discuss proposed zoning code amendments to simplify regulation of fences and remove reference to barriers including landscape materials that serve as fences. CEQA Determination: Exempt pursuant to CEQA Guidelines Section 15061(b)(3).

Steve Buckley, Planning Services Manager, introduced this item and gave a presentation (*15:01). The Staff Report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6330782&GUID=818AA6B3-B13B-42A7-861D-6F314BFD1984&FullText=1>.

Public Comment for item 5B

Chris Buckley, AAPS, discussed a letter the society had sent (*27:14). They had concerns about the change of barrier to fence and gave the recommendation that barrier stay but delete the use of the work hedges. He gave further thought on the definitions.

Action taken for item 5B

Board discussion and questions start at the 30:32 minute mark of the video.

This was a study session item and no formal action was taken.

5-C 2023-3369

Study Session Zoning Code Amendments - Non-Conforming Buildings And Uses, Lapse Of Uses And Permits - Study session to discuss proposed zoning code amendments to: 1) reinstate provisions relating to non-conforming lots that were inadvertently deleted during the most recent code update; 2) address other outdated sections relating to non-conforming uses and buildings; and 3) provide a process for formally lapsing unused permits and non-conforming uses. CEQA Determination: Exempt pursuant to CEQA Guidelines Section 15061(b)(3).

Manager Buckley introduced this item and gave a brief presentation (*49:44). The staff reports and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6330783&GUID=51C6A959-31D6-4209-B01B-B90E98356846&FullText=1>.

Public Comment for item 5C

There were no public comments.

Action taken for item 5C

Board discussion and questions start at the 55:00 minute mark of the video.

5-D 2023-3370

Study Session On Zoning Code Amendments - Reasonable Accommodation - Study session to discuss proposed zoning code amendments to provide streamlined approval of requests for reasonable accommodations, i.e., exceptions to zoning restrictions to allow physical modifications to buildings and sites to provide access to housing for persons with disabilities. CEQA Determination: Exempt pursuant to CEQA Guidelines Section 15061(b)(3).

Manager Buckley introduced this item and gave a brief presentation (*1:05:42). The staff reports and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6330784&GUID=0441FF41-08D5-49B0-8A7D-46C562F2D9CB&FullText=1>.

Public Comment for item 5C

There were no public speakers

Action taken for item 5D

Board discussion and questions start at the 1:09:04 minute mark of the video

6. STAFF COMMUNICATIONS

6-A 2023-3360

Planning, Building and Transportation Department Recent Actions and Decisions

Recent actions and decisions can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6330777&GUID=4A9EE46E-FB09-435A-9F14-75AF56066CDC&FullText=1>

No decision was pulled for review.

6-B 2023-3361

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

Manager Buckley discussed upcoming events (*1:17:14)

7. BOARD COMMUNICATIONS

Board Member Saheba discussed the renovations (*1:20:55) at the intersection of Harbor Bay and North Loop and wanted to know if that would come before the board.

Staff Member Sablan gave an update on that project (*1:21:19) and discussed what approvals it has already gone through.

President Hom asked about the hotel updates (*1:23:19).

Staff gave an update on ongoing projects (*1:24:20).

8. NON-AGENDA PUBLIC COMMENT

None

9. ADJOURNMENT

President Hom adjourned the meeting at 8:25 p.m.

**refers to the minute mark in the video*