

APPROVED MINUTES  
MEETING OF THE  
CITY OF ALAMEDA PLANNING BOARD  
MONDAY, JUNE 23, 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 and Board Members Ruiz, Wang, Saheba, and Tsou.

Absent: Vice President Ariza and Board Member Hom

2. AGENDA CHANGES

None

3. NON-AGENDA PUBLIC COMMENT

None

4. CONSENT CALENDAR

**4-A 2025-5116** - *Approve Draft Meeting Minutes - May 27, 2025 (continued from the June 9, 2025 meeting)*

Minutes can be found:

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

**There was not a quorum and the approved of minutes was moved to the next meeting.**

5. REGULAR AGENDA ITEMS

**5-A PLN25-5172** - *PLN24-0614 - Design Review and Use Permit - 800 Atlantic Avenue - Applicant: Alameda Recreation & Parks Department. Public hearing to consider Design Review and Use Permit Application No. PLN24-0614 to allow the construction of an approximately 32,450 square-foot aquatic center with parking lot, landscaping, and perimeter fencing located at the northwest corner of the Jean Sweeney Open Space Park at 800 Atlantic Avenue. CEQA Determination: The City of Alameda has prepared an Addendum to a Mitigated Negative Declaration pursuant to Section 15164 of the CEQA Guidelines and no further environmental review is required.*

Henry Dong, Planner III, introduced (\*5:12) this item and gave a presentation. Justin Long, Recreation & Parks Director, also presented with designers the architect for the project. Members of David J Powers, the environmental consultant, were also ready to present and answer questions. The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=7440075&GUID=1172D3DE-E922-4841-8118-8AD8FF1A4CA4&FullText=1>.

Board clarifying questions start at the 23:33-minute mark in the video.

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

Cyndy Johnson, Zoom, (\*43:39) expanded on a letter that was sent in by Bike Walk Alameda. She discussed the importance of having accessible well planned bike parking and felt that the data around parking did not reflect Alameda's Climate and mobility aspirations. She discussed several ideas that were outlined in the letter.

Shayla Deeda (\*45:59) who lives in the area near Jean Sweeney Park discussed the proposed community garden and all the benefits for the community the garden represented. She wanted more information on where it would be situated and urged the inclusion of the garden in the plans.

Marla Koss (\*48:35) who represented Alameda Back Yard Growers and discussed how where the aquatic center is going now is where the community garden was planned. She discussed the history of the garden coming together and how the aquatic center idea came about.

John Waldman (\*51:48) lives near the entrance of Sweeney Park. He discussed the extra traffic on his street and how the center will add to traffic and will affect street parking issues on his block. He wanted the board to be aware of these concerns as well as concerns about construction noise. He didn't want 8<sup>th</sup> street to be used for parking equipment or moving materials.

Emily Anderson (\*55:21) wanted clarification on how much of the center would be solar powered and if this would be used for big events. Would there be a stadium loading? She also hoped that any greenery that had to be removed would be replanted elsewhere.

Mitch Bell (\*56:53) made a criticism against the parking, he believed this should be paid for parking. He discussed his reasons why this was important; he felt that free parking was a subsidy for one of the richest communities.

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

Director Long (\*1:00:15) addressed some of the concerns brought up in public comments.

Board discussion start at the 1:01:27-minute mark in the video.

**Board Member Ruiz made a motion (\*1:45:24) to approve the CEQA addendum, the design review and use permit application with the following conditions. First, update transportation memorandum to confirm multiuse parking requirements, Second, work with staff to update the design to show hierarchy in wayfinding and signage as well as exterior materials, eliminate two-dimensional perception of building elements. Board Member Saheba asked to make an amendment to have 67 parking spaces. Board Member Ruiz amended her motion to include the amendment of 67 parking spaces and removed the condition of updating the transportation memorandum to confirm multiuse parking requirements. Board Member Saheba seconded the amended motion. A vote was taken and the motion passed 5-0.**

Allen Tai, Planning Building & Transportation Director, asked (\*1:46:17) clarifying questions about the motion to make sure the metrics are measurable.

6. STAFF COMMUNICATIONS

**6-A 2025-5173**

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

Recent actions and decisions can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=7440076&GUID=71EA3F32-CB47-44AD-8809-6FFF9BBC512E&FullText=1>.

No decision or action was pulled for review.

There were no public comments.

**6-B 2025-5174**

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

Director Tai gave an update (\*2:02:55) on upcoming meetings. Planning Board Meeting 7/14 would be canceled. A recent decision made by the Planning Board would be up for appeal with the City Council. The Amended Use Permit for a gas station would be brought before City Council on 7/15 and at the 7/28 Planning Board meeting there would be a residential development project up for approval.

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*