

APPROVED MEETING MINUTES OF THE  
CITY OF ALAMEDA PLANNING BOARD  
TUESDAY, MAY 26, 2026

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, Tsou, Wang and Saheba

Absent: Board Member Ruiz

2. AGENDA CHANGES

None

3. NON-AGENDA PUBLIC COMMENT

Zac Thayer (\*2:04) spoke on federal and state concerns, items not in the city's jurisdiction.

4. CONSENT CALENDAR

**4-A 2026-6034** - *Alameda Landing Development Agreement Annual Review - Applicants: Catellus Alameda Development, LLC. The applicants are requesting a periodic review of the Alameda Landing Project Development Agreement. The consideration of an Annual Report is not a project under the California Environmental Quality Act (CEQA). No further environmental review is required.*

Staff Report and the attachments can be found:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=8029889&GUID=14F4C23C-6F77-4C2A-A985-0DD5C3F63020&FullText=1>.

Board clarifying questions begin at the 5:55 minute mark.

There was no public comment on this item.

**4-B 2026-6035** - *Encinal Terminals Development Agreement Annual Review - Applicants: North Waterfront Cove, LLC. The applicants are requesting a periodic review of the Encinal Terminals Project Development Agreement. The consideration of an Annual Report is not a project under the California Environmental Quality Act (CEQA). No further environmental review is required.*

Staff Report and attachments can be found:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=8029890&GUID=CF3B5970-EFBA-41D1-BB37-2FE8832285BB&FullText=1>.

There was no public comment on this item.

**4-C 2026-6236** - *West Midway / RESHAP Development Agreement Annual Review - Applicant: BC West Midway, LLC. The applicant is requesting a periodic review of the West Midway / RESHAP Project Development Agreement. The consideration of an Annual Report is not a project under the California Environmental Quality Act (CEQA). No further environmental review is required.*

Staff Report and attachments can be found:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=8029891&GUID=378ADDB7-FA07-4C43-953D-6AC192880703&FullText=1>.

There was no public comment on this item.

**4-D 2026-6039** - *Approve Draft Meeting Minutes – May 11, 2026*

Minutes can be found:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=8029894&GUID=AC6A43BC-E893-49BB-990F-6CEC52CB983A&FullText=1>.

There were no public comments on this item.

**Board Member Hom made a motion (\*8:20) to approve the Consent Calendar in its entirety. Vice President Ariza seconded this motion, and the motion passed 6-0 with one absence (Ruiz).**

5. REGULAR AGENDA ITEMS

**5-A 2026-6040** - *PLN26-0259- Master Plan Amendment - 1999 Clement Avenue (between Lafayette and Chestnut Streets) - Applicant: Sean Murphy on behalf of Alameda Marina, LLC. Public Hearing to consider recommending that the City Council approve a Master Plan Amendment to the Alameda Marina Master Plan to decrease the required number of affordable housing units in Phase III of the Alameda Marina Master Plan project. The environmental effects of the proposed project were considered and disclosed in the Alameda Marina Master Plan Environmental Impact Report (State Clearinghouse #2016102064) and the Alameda General Plan 2040 Environmental Impact Report (State Clearinghouse #2021030563). No further environmental review is required under the California Environmental Quality Act.*

Tristan Suire, Planner II, introduced (\*9:20) this item and gave a presentation.

The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=8029895&GUID=58403E91-AE02-49B4-8092-273AA58E0038&FullText=1>.

Clarifying questions start at the 14:30 minute mark.

Sean Murphy, applicant, (\*15:42) with Pacific Development discussed current permits including ones with Public Works. He then gave an update on when he hopes construction can start.

**Public Comment for item 5A**

Sean Murphy (\*23:01) thanked the board for their hard work on the Inclusionary Housing Ordinance. He gave a history of developments in Alameda and the unit counts of those projects. He discussed the urgency of not delaying this project.

**Action taken for item 5A**

**Board Member Wang made a motion (\*28:52) to approve the Master Plan Amendment. Board Member Tsou seconded the motion and the motion passed 6-0 with one absence (Ruiz).**

6. STAFF COMMUNICATIONS

**6-A 2026-5993**

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

Recent actions and decisions can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=8029892&GUID=0252622D-F207-4678-B335-7F441DE02745&FullText=1>.

No decision or action was pulled for review.

Steven Buckley, Planning Services Manager, gave an update (\*29:54) discussed current projects that were in the approval process.

**6-B 2026-5994**

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

Steven Buckley, Planning Services Manager, gave an update (\*29:54) discussed current projects that were in the approval process. He also discussed upcoming agenda items.

There were no public comments

7. BOARD COMMUNICATIONS

President Cisneros announced (\*32:20) the sad passing of Chris Buckley.

8. NON-AGENDA PUBLIC COMMENT

None.

9. ADJOURNMENT

President Cisneros adjourned the meeting at 7:34 pm.

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