

MEETING MINUTES OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, DECEMBER 8, 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 Hom, Wang, Ruiz, Saheba and Tsou

Absent: Vice President Ariza

2. AGENDA CHANGES

None

3. NON-AGENDA PUBLIC COMMENT

None

4. CONSENT CALENDAR

4-A 2025-5592 *Approve Draft Meeting Minutes - November 10, 2025*

Minutes can be found:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=7768103&GUID=39F13ED9-E16C-4F62-817E-629A8E879B22&FullText=1>.

Board Member Wang made a correction on the vote to the 7/28/25 minutes.

Board Member Wang made a motion (*2:48) to accept the November 10, 2025 meeting minutes with this amendment and Board Member Hom seconded the motion. A vote was taken and the motion passed 5-0 with Board Member Ruiz abstaining due to her absence at the meeting.

5. REGULAR AGENDA ITEMS

5-A 2025-5596 - PLN25-0256 - Design Review, Vesting Tentative Map & Street Names - 2451 Hancock Street - Applicant: Brookfield Residential. Public hearing to consider Design Review, Vesting Tentative Map, and Street Names Application No. PLN25-0256 to allow the construction of 62 residential buildings containing 284 residential units on an approximately 12.4-acre portion of the West Midway Project site located on the southwest corner of West Midway Avenue and Main Street. CEQA Determination: Pursuant to streamlining provisions of Public Resources Code Sections 21166 and 21083.3 and CEQA Guidelines Section 15162 and 15183, the environmental effects of the West Midway Project were adequately evaluated in the Alameda Point Project Final Environmental Impact Report and the General Plan 2040 Update Environmental Impact Report, and no further environmental review is required.

Henry Dong, Planner III, introduced (*3:41) this item and gave a presentation. Representatives from Brookfield Residential were also present to present and answer questions. The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=7768106&GUID=B6181A15-ED0D-4531-8F3E-207A4F5753FC&FullText=1>.

Board clarifying questions start at the 20:03-minute mark in the video.

Board Member Ruiz disclosed (*21:31) that she had met with the applicant twice before and they are addressed some of her concerns already.

President Cisneros and Board Member Hom also disclosed (*38:20) that they had met with the developer.

Public Comment for item 5A

None

Action taken for item 5A

Board discussion starts at the 42:32-minute mark in the video.

Board Member Tsou also disclosed (*42:32) that he had met with the developer.

Board Member Tsou made a motion (*1:11:40) to approve the draft resolution adopting the CEAQ findings and the Design Review, Vesting Tentative Map, and recommend to Council to adopt the Street Names for Application No. PLN25-0256. Board Member Ruiz seconded the motion and passed 6-0 with one absence (Vice President Ariza).

5-B 2025-0664 - PLN25-0664 - Tilden Way - Applicant: City of Alameda Public Works Department. Review Staff's Recommendation for Planning Board to approve Staff's recommendation to City Council to Approve the Removal of 65 Trees of various species between 1-38" in Diameter and Planting of 101 New Trees in 24" boxes for Construction of Clement Avenue / Tilden Way Improvements Project. In accordance with the California Environmental Quality Act (CEQA), this action is covered by the 2009 Environmental Impact Report (EIR) (SCH No. 2007072075) for the Transportation Element) (Public Works C65300).

Scott Wikstrom, City Engineer, presented this item and gave a presentation. The staff report and attachments can be found:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=7768107&GUID=B50D2C96-9A94-4596-A4C1-0274F9A045C3&FullText=1>

Board clarifying questions start at the 1:23:18-minute mark in the video.

Public Comment for item 5B

None

Action Taken for item 5B

Board Member Hom made a motion (*1:39:20) to recommend approval of the tree removal and tree replacement plan. Board Member Saheba seconded the motion. A vote was taken and the motion passed 6-0 with one absence (Vice President Ariza).

6. STAFF COMMUNICATIONS

6-A 2025-5594

Planning, Building and Transportation Department Recent Actions and Decisions

Recent actions and decisions can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=7768104&GUID=D03336FA-2716-4989-A4EB-C5F461E7121D&FullText=1>.

Board Member Tsou asked (*1:45:35) clarifying questions about PLN25-0520.

No decision or action was pulled for review.

There were no public comments.

6-B 2025-5565

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

Steven Buckley, Planning Services Manager, gave an update (*1:41:07) on upcoming meeting and projects, including the withdrawal of a pre-application for a housing development at the Harbor Bay Shopping Center. He also brought up store front vacancies and asked for volunteers from the Planning Board to work with the Planning Department and Economic Development to address these concerns. It was discussed to bring this back up in January.

The board asked (*1:43:50) clarifying questions. Board Member Wang and Ruiz volunteered to be part of this committee.

There were no public comments.

7. BOARD COMMUNICATIONS

None.

8. NON-AGENDA PUBLIC COMMENT

None.

9. ADJOURNMENT

President Cisneros adjourned the meeting at 8:50pm.

**Refers to the minute mark in the video*