

APPROVED MINUTES  
REGULAR MEETING OF THE  
CITY OF ALAMEDA PLANNING BOARD  
MONDAY, SEPTEMBER 26, 2022

1. CONVENE

President Asheshh Saheba convened the \*meeting at 7:00 p.m.

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

2. FLAG SALUTE

Board Member Diana Ariza led the flag salute.

3. ROLL CALL

Present: President Saheba and Vice President Ruiz, and Board Members Hom, Curtis, Ariza, Cisneros and Teague.

Absent: None.

4. AGENDA CHANGES AND DISCUSSION

**Board Member Alan Teague made a motion to reverse the order of the Regular Agenda Items and Vice President Teresa Ruiz seconded that motion. A roll call vote was taken and the motion passed 7-0.**

5. ORAL COMMUNICATIONS

None.

6. CONSENT CALENDAR

None.

7. REGULAR AGENDA ITEMS

**7-C 2022-2419**

*Board Elections*

Allen Tai, City Planner, explained the election process to the board.

**Board Member Teague nominated Vice President Ruiz for President and Board Member Hanson Hom as Vice President. Board Member Ron Curtis seconded the motion. A roll call vote was taken and the motion passed 7-0.**

**7-B 2022-2418**

*PLN16-0240 - (Portion) Oakland Inner Harbor Tidal Canal - Tentative Map - Applicant: City of Alameda. Public Hearing to consider recommending approval of Tentative Tract Map No. 8570 to divide a portion of the Oakland Inner Harbor Tidal Canal (APN No. 71-*

289-8) to create seven parcels. CEQA Determination: An Initial Study/Negative Declaration ("IS/ND") for the Project was adopted on September 20, 2016, in accordance with the California Environmental Quality Act (CEQA). No further environmental review is required.

Andrew Thomas, Planning, Building & Transportation Director, introduced this item and gave a presentation. The staff report and attachments can be found at <https://alameda.legistar.com/LegislationDetail.aspx?ID=5845335&GUID=56B2A66C-A793-4099-92C7-EC3E2FF5DA4D&FullText=1>.

President Saheba opened board clarifying questions.

Vice President Ruiz asked about existing easements on private docks.

Director Thomas answered that they were working on the easement language now with the property owners.

Board Member Curtis asked about who would be maintaining the shoreline.

Director Thomas explained that when you bought the property the shoreline was part of that property. He went into detail about property and who was responsible for what.

President Saheba asked if any other agencies needed to review the shoreline access.

Director Thomas said that BCDC (Bay Conservation and Development Commission) was aware of this and staff has been in communication with them.

President Saheba opened public comment.

There were no public speakers.

President Saheba opened board discussion.

**President Saheba made a motion to proceed with the approval of the draft resolution to move this item forward and Board Member Xiomara Cisneros seconded the motion. A roll call vote was taken and the motion passed 7-0.**

#### **7-A 2022-2417**

*Public Hearing to consider a resolution recommending that the City Council approve the General Plan Housing Element and associated zoning amendments to accommodate the City's Regional Housing Needs Allocation (RHNA) for the period 2023-2031, affirmatively further fair housing, and maintain consistency with State Law.*

Director Thomas introduced this item and gave a presentation. The staff report and attachments can be found at <https://alameda.legistar.com/LegislationDetail.aspx?ID=5845334&GUID=EF11DAFD-15CD-4F5D-B255-1FBFE0559BB4&FullText=1>.

President Saheba opened board clarifying questions.

Board Member Cisneros asked to walk through the Transit Waiver Map.

Director Thomas went into detail about the Transit Waiver Map and the concept behind it.

Board Member Teague asked if they could separate the Zoning Text Amendments from the Housing Element. He also asked about typos and missing information. He then asked for clarification on definitions.

Director Thomas said they could and discussed how they could vote on this. He then addressed the typos. He discussed definitions and the reasoning for them.

Board Member Hom asked about the CEQA (California Environmental Quality Act) review and wanted to know the level of detail for the Zoning Amendments. He then asked about the Transit Waiver Map and the radius. He also wanted to know about commercial/retail uses on the ground floor.

Director Thomas said that the CEQA review adequately covered the Zoning Amendments. He then answered how they defined the radius of the TWM, any portion of property in that radius could qualify. He also discussed the future of the TWM and what changes have been anticipated.

Staff Member Tai discussed the Shopping Center Overlay and that retail would be the focus for ground floor retail space. Spaces and services that would service the retail needs of the neighborhoods.

Board Member Diana Ariza asked about C-1 and C-2 and where on the map they were.

Director Thomas pulled up the Transit Overlay map and pointed out where the C-1 and C-2 were. He then went into detail about the future projections for this area.

Board Member Curtis discussed the importance acknowledging AAPS (Alameda Architectural Preservation Society) and ACT (Alameda Citizen Task Force) also as “stakeholders”. He wanted to see a balance of left and right so to speak, he wanted older homeowners to feel represented.

Director Thomas pointed out where those groups were acknowledged. Appendix A3 was a state requirement for groups that worked for fair housing. He went into detail about the last two years working with the public to get to this place.

President Saheba opened public comment.

Jeff Peterson, Save Alameda Recreation, discussed the importance of saving outdoor recreation space in Alameda. He said was in favor of the current Housing Element since none of the proposed housing will use land that is currently for outdoor recreation.

Betsy Mathieson discussed the items of the Housing Element that she was in favor of. She was against zoning changes (Transit Overlay District and upzoning) and height limits above 3 stories in residential zones.

Karen Bey said there needed to be more equitable distribution of the affordable housing throughout the island. She had concerned about putting retail and commercial use together. She also discussed her concerns about the water shuttle. She gave suggestions about the use permit process.

Drew Dara Abrams discussed the R zones, Transit Overlay, and the commercial corridors. He thought that with the housing crisis in the Bay Area they could be doing even more.

Paul Foreman took issue with Director Thomas's statement that ACT's issue was with Measure A. He said that ACT acknowledges that Measure A was in conflict with Measure A but they still believed that the upzoning of R zones was unnecessary to meet the goals of housing. He discussed a letter that ACT had sent out.

Christopher Buckley, AAPS, shared a presentation from the AAPS.

Madlen Saddik, President and CEO of Alameda Chamber of Commerce, discussed the importance of providing housing for employees of Alameda's businesses and urged the board to approve this so it could do to Council for approval.

President Saheba closed public comment and opened board discussion.

**Board Member Teague made a motion to split this agenda item into two different action items, one for the Housing Element and one for the Zoning. Vice President Ruiz seconded the motion. A roll call vote was taken and the motion passed 7-0.**

There was a discussion on how to best approach the discussion and motions.

Board Member Teague gave a detailed discussion about what amendments he wanted to see in the Transit Oriented Section. He broke down the map road by road and discussed what he wanted to see.

Board Member Teague made a motion to start with the Transit Oriented Exemptions, he broke it down street by street and what units were allowed. Board Member Curtis seconded the motion.

Board Member Hom discussed his concerns and thoughts on the Transit District. He was not comfortable with the amendment being proposed.

Staff Member Tai explained the benefits of the Transit Waiver.

Board Member Cisneros discussed what she wanted to see.

Board Member Ariza said ideally there would be a maximum pf units.

**Board Member Teague made a motion to start with the Transit Oriented Exemptions, he broke it down street by street and what units were allowed. Board Member Curtis seconded the motion. A roll call vote was taken and the motion failed 4-3, with President Saheba and Board Members Cisneros, Ariza and Hom voting against.**

Board Member Teague gave comments on amendments he wanted to see in the Housing Element.

**Board Member Teague made a motion to make technical changes and wordsmithing of Programs 5 (page 20 - add bullet), 7 (page 22 – change to 5+ units and change to alter percentage of required units), 13 (page 28 – add clear actionable info to all tenants). Also to update diagrams (D13 – change wording and add bullet and E2 – change to better map) and clarify information. President Saheba seconded the motion. A roll call vote was taken and the motion passed 7-0.**

Board Member Ariza discussed her concerns about future development.

Board Member Hom discussed lot sizes and what could be considered for development. He also discussed the concerns about merging lots for development.

Vice President Ruiz discussed the annual review for the housing element and was hesitant to choke things right out of the gate and suggested giving it a year to see how it went.

There was a discussion of hypothetical merging and what that would look like.

Director Thomas discussed possible wording that would take those types of projects into account.

Board Member Cisneros gave suggestions on revising the language around ending homelessness.

Director Thomas did acknowledge it was a bold statement and was open to amending the language.

Board Member Cisneros made a motion to amend the language around ending homelessness, “achieve functional zero in homelessness and prevent homeless and make homelessness rare and brief”. (There was no second to this motion).

**Board Member Hom made a motion to recommend approval the General Plan to update the Housing Element with the proposed amendments, strike everything out from the resolution that isn’t related to the Housing Element. Board Member Teague seconded the motion. A roll call vote was taken and the motion passed 7-0.**

Board Member Teague made a motion to change the amendments. Page 86, change to 1-4 units. Board Member Curtis seconded the motion.

There was a discussion on what was an acceptable amount of units.

**Board Member Teague made a motion to change the amendment on Page 86, change to 1-4 units in residential, 1 or more elsewhere and with discretionary review could be more than 4 in residential. Board Member Curtis seconded the motion. A roll call vote was taken and the motion passed 7-0.**

Board Member Teague gave details on corrections that were needed and discussed changes he wanted to see to the ADU ordinance.

**Board Member Teague made a motion to allow ADUs to be developed in an existing building independent of the space being habitable to non-habitable, striking the phrase on page 99. Board Member Curtis seconded the motion. A roll call vote was taken and the motion passed 7-0.**

Board Member Cisneros discussed setbacks for ADUs.

Board Member Teague discussed the recommendations and was on the fence about it. He wanted to encourage the development of ADUs. He was open to adjusting it in the future if there was a constraint.

**Board Member Teague made a motion to recommend to the City Council the Zoning Text Amendments as amended with a thoroughly revised resolution that covers just the Zoning Text amendment and Board Member Curtis seconded the motion. A roll call vote was taken and the motion passed 7-0.**

## 8. MINUTES

**8-A 2022-2342** - *Draft Meeting Minutes - May 23, 2022*

**8-B 2022-2343** - *Draft Meeting Minutes - June 13, 2022*

**8-C 2022-2344** - *Draft Meeting Minutes - June 27, 2022*

**8-D 2022-2345** - *Draft Meeting Minutes - July 11, 2022*

President Saheba opened public comment.

There were no speakers.

**Board Member Cisneros** brought attention to her comments about homelessness at the May 23<sup>rd</sup> meeting. She then made a motion to approve the May 23<sup>rd</sup> minutes. **Board Member Hom** seconded the motion. A roll call vote was taken and the minutes passed 7-0.

**Board Member Hom** made motion to approve the minutes from June 13<sup>th</sup> and **President Saheba** seconded the motion. A roll call vote was taken and the motion passed 5-0 with two abstentions, **Vice President Ruiz** and **Board Member Ariza** were not present at the meeting.

**Board Member Curtis** made a motion to approve the June 27<sup>th</sup> meeting and **President Saheba** seconded the motion. A roll call vote was taken and the motion passed 5-0 with two abstentions, **Board Members Teague** and **Ariza** were not present at the meeting.

**Board Member Teague** pointed out a typo under Staff Communications for the July 11<sup>th</sup> meeting, it should say Shot Clock and he asked for that update.

**Staff Member Tai** said he would give an updated at the Staff Communications.

**Board Member Curtis** made a motion to approve the July 11<sup>th</sup> minutes as corrected and **Board Member Cisneros** seconded the motion. A roll call vote was taken and the motion passed 6-0 with one abstention, **Board Member Ariza** was not present at the meeting.

9. STAFF COMMUNICATIONS

**9-A 2022-2401**

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

Recent actions and decisions can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=5845332&GUID=F62EF132-2F84-4D52-A595-909B40B060BC&FullText=1>

**9-B 2022-2402**

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

Staff Member Tai discussed proposed agenda for the October 10<sup>th</sup> meeting and they were tentatively planning on canceling the October 24<sup>th</sup> meeting due to a conference.

10. WRITTEN COMMUNICATIONS

None.

11. BOARD COMMUNICATIONS

President Saheba talked about his time as president and was ready to pass the baton.

12. ORAL COMMUNICATIONS

None.

13. ADJOURNMENT

President Saheba adjourned the meeting at 10:15 p.m.