

APPROVED MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, SEPTEMBER 9, 2024

1. ROLL CALL

The meeting was called to order at 7:03 p.m.

** Members of the public can participate in person or remotely via Zoom.*

Present: President Hom, Vice President Cisneros and Board Members Ruiz, Ariza, Saheba, Wang and Tsou.

Absent: None

2. AGENDA CHANGES

Agenda Revised on September 9, 2024, at 1:50 p.m. Item 5-B Exhibit 2 Amended

Item 5-A was moved to the last agenda item.

3. NON-AGENDA PUBLIC COMMENT

2024-4318 – Public Comment

Comments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6837389&GUID=E56314E9-1173-4936-A05D-779D0AC17E39>.

Shelby Sheehan (*2:23) discussed the written comment she had submitted (link above). She wanted to make sure the board was aware of a Notice of Intent she had filed to challenge the CEQA determination and approval of the amended Design Review for the Alameda Food Bank.

Tod Hickman (*4:35) introduced himself to the board. He felt strongly that there were some misconceptions that this board was under. He accused the staff of blocking information from the board and that there were multiple CEQA violations. He gave examples of what he believed were lies the staff were telling and demanded that the board protect the city. He strongly seconded what Speaker Sheehan had said and gave his support on the NOI that was filed against the CEQA determination.

4. CONSENT CALENDAR

4-A 2024-4233 - Draft Meeting Minutes - April 8, 2024

Minutes can be found:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6845719&GUID=B20EAC31-B694-4071-8981-AA688A6165EC&FullText=1>.

Vice President Cisneros abstained from approving the minutes due to her absence at the meeting.

Board Member Ariza made a motion (*9:15) to approve the April 8th, 2024, minutes and Board Member Tsou seconded the motion. A vote was taken, and the motion passed 6-0 with Vice President Cisneros is abstention.

4-B 2024-4353 - Draft Meeting Minutes - July 22, 2024

Minutes can be found:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6845720&GUID=47DFD923-B9A8-4F8F-936C-322EE450F498&FullText=1>.

Board Member Tsou made a motion (*9:56) to approve the July 22nd, 2024, minutes and Vice President Cisneros seconded the motion. A vote was taken, and the motion passed 6-0 with Board Members Saheba abstaining due to his absence at the meeting.

4-C 2024-4353

PLN24-0434 - 2350 Saratoga Avenue - Use Permit, Design Review, and Certificate of Approval to Develop an Outdoor Dining Facility Adjacent to the Existing Historic Building. Applicant: Jonah Hendrickson. Public hearing to consider a request to develop an outdoor dining patio with a new kitchen and restroom structure, perimeter fence, landscaping, lighting, food trucks, and other site work adjacent to the Storehouse Lofts Building along Saratoga Avenue, within the NAS Alameda Historic District at Alameda Point. The project is consistent with the Alameda Point EIR (State Clearinghouse No. 201312043) for the redevelopment of this area of Alameda Point, pursuant to the California Environmental Quality Act (CEQA).

(Item Continued to the September 23, 2024, Planning Board Hearing. Continuance requested by the applicant)

Board Member Wang made a motion (*10:40) to continue this item and Board Member Ruiz seconded the motion. A vote was taken, and the motion passed 7-0.

5. **REGULAR AGENDA ITEMS**

5-B 2024-4355

Alameda Point Historic District - Infill Development Design Guidelines. Public hearing to consider adopting Infill Development Design Guidelines for all new buildings within the NAS Alameda Historic District at Alameda Point. The City completed an Environmental Impact Report (State Clearinghouse No. 201312043) for the redevelopment of Alameda Point in 2013, pursuant to the California Environmental Quality Act (CEQA). These Design Guidelines are required by Mitigation Measure 4.D-1b of the Alameda Point EIR for application to new buildings within the NAS Alameda Historic District

Steven Buckley, Planning Services Manager, introduced (*11:41) this item and gave the presentation.

The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6845725&GUID=B601EE68-03D3-4834-990C-F7CDB16BF207&FullText=1>.

Board clarifying questions start at the 25:58-minute mark in the video.

Public Comment for item 5B

Shelby Sheehan (*45:30) discussed her past times before the board and wanting them to read the land use regulations. She said that Manager Buckley was wrong and discussed rules and regulations for CEQA. She referenced existing Infill Guidelines.

Carl Gottstein, via Zoom, (*48:58) who is Co-Chair of the Restoration Advisory Board at the Base said there was a landscape report for the base. She discussed the report and who prepared it.

Tod Hickman (*50:40) said Manager Buckley presented “more fiction” to the board and said it was appalling how he misled the board. He believed that the City of Alameda was so out of compliance with CEQA that another agency should come and take over. He told the board that they would be held accountable, and that city staff was creating havoc at the point.

Action taken for item 5B

Board discussion start at the 54:05-minute mark in the video.

No formal action was taken.

6. STAFF COMMUNICATIONS

6-A 2024-4336

Planning, Building and Transportation Department Recent Actions and Decisions

Recent actions and decisions can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6845721&GUID=FB55E211-B9D1-4206-9122-08080F83FEDD&FullText=1>.

No decision or action was pulled for review.

6-B 2024-4337

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

Manager Buckley discussed upcoming agendas (*1:12:20) and recent decisions. 3100 Central would be coming before the board.

7. BOARD COMMUNICATIONS

Board Member Ruiz about (*1:13:18) item 3-C and why it was on the Consent Calendar.

8. NON-AGENDA PUBLIC COMMENT

None.

5-A 2024-4351 – Board Elections

President Hom made a motion to make Vice President Cisneros President and Board Member Ariza Vice-President. Board Member Saheba seconded the motion.

Public Comment for Item 5A

Tod Hickman (*1:15:39) applauded the board for the last agenda item. He discussed the importance of elections and talked about his time as an elected official. He discussed all the lies he saw on that board and talked about how he tried to correct it. He called the planning board a training ground for city council. He said the most valuable thing in Alameda is the view and said tech was ruining the Point.

Action for Item 5A

President Hom made a motion to make Vice President Cisneros President and Board Member Ariza Vice-President. Board Member Saheba seconded the motion. A vote was taken (*1:19:00) and the motion passed 7-0.

9. ADJOURNMENT

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

**Refers to the minute mark in the video*