



City of Alameda

Meeting Agenda

Planning Board

Monday, November 14, 2022

7:00 PM

Via Zoom

The agenda was revised on 11/7/22 at 2:04 p.m. to update the Exhibits for Item 6-A

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

For information on public participation see the following:

<https://www.alamedaca.gov/GOVERNMENT/Public-Comment-Guide>

The City will allow public participation via Zoom. Register in advance for this webinar by clicking the link below:

https://alamedaca-gov.zoom.us/webinar/register/WN_zDJRRKdRT4ivU0SQBxyAfA

For Telephone Participants:

Zoom Phone Number: 669-900-9128

Meeting ID: 836 8799 9531

Any requests for reasonable accommodations from individuals with disabilities should be made by contacting the City Clerk's office (clerk@alamedaca.gov or 510-747-4800).

City Hall will be NOT be open to the public during the meeting

1 CONVENE

2 FLAG SALUTE

3 ROLL CALL

President Ruiz, Board Members Ariza, Cisneros, Curtis, Hom, Saheba, and Teague

4 AGENDA CHANGES AND DISCUSSION

5 ORAL COMMUNICATIONS:

Anyone may address the Board on a topic not on the agenda under this item by submitting a speaker's information slip, subject to the 3-minute time limit.

6 CONSENT CALENDAR

- 6-A** [2022-2584](#) Annual Review of Alameda Landing Commercial Project Development Agreement and Alameda Landing Residential Project Development Agreement. Applicant: Catellus Alameda Development, LLC. An Annual Review of the Development Agreements between City of Alameda and Catellus Alameda Development, LLC related to the Alameda Landing Mixed Use Residential Project and the Alameda Landing Mixed Use Commercial Project
- Attachments:** [Exhibit 1 Catellus Alameda Development, LLC Letter dated April 20, 2022](#)
[Exhibit 2 TDM Annual Report](#)
[Exhibit 3 Alameda Landing TDM Program](#)
[Exhibit 4 Staff Report to Transportation Commission regarding TDM Program](#)
[Exhibit 5 Draft Planning Board Resolution](#)

7 REGULAR AGENDA ITEMS

- 7-A** [2022-2585](#) PLN22-0246 - 300 Mosley Avenue - Development Plan, Design Review, and Density Bonus - Applicant: Greg Pasquali on behalf of Carmel Partners. Public hearing to consider a Development Plan, Design Review, and Density Bonus application to construct a seven-story, 227-unit multi-family building within a 2.6 acre area of the existing Admiral's Cove development, which currently has 150 existing townhome units. The project will require the demolition of one existing fourplex. CEQA Determination: The Alameda General Plan 2040 Final Environmental Impact Report, State Clearinghouse #2021030563, was certified by the City Council on November 30, 2021. None of the circumstances requiring further CEQA review are present

Attachments: [Exhibit 1 Project Plans](#)
[Exhibit 2 Completed Objective Design Review Standards Checklist](#)
[Exhibit 3 TDM Program](#)
[Exhibit 4 Density Bonus Base Plan](#)
[Exhibit 5 Density Bonus Request from Applicant](#)
[Exhibit 6 Draft Resolution](#)
[Item 7-A Public Comment](#)

7-B [2022-2586](#) PLN22-0459 - 980 Island Drive - Use Permit Review - Applicant: Margaret Chen. Public Hearing to review the traffic safety and circulation for a drive-through café as required as a condition of its Use Permit PLN20-0365. General Plan: Community Mixed-Use. Zoning: C-2-PD Central Business Planned Development Zoning District. CEQA Determination: Exempt, Section 15301 - Existing Facilities

Attachments: [Exhibit 1 Existing Use Permit Resolution No. PB-20-20](#)

7-C [2022-2587](#) Public Workshop to review and comment on: 1) a Draft Resolution Containing Findings of Local Climatic, Geological, Topographical, and Environmental Conditions as Required to Adopt Alameda Local Amendments to the 2019 California Energy Code; 2) A Draft Ordinance Amending the Alameda Municipal Code by Amending: (1) Article I (Uniform Codes Relating to Building, Housing and Technical Codes) of Chapter XIII (Building and Housing) to Adopt Alameda Local Amendments to the 2022 Edition of the California Green Building Standards Code to Require Newly Constructed Buildings to be All-Electric

Attachments: [Exhibit 1 Draft Council Resolution of Local and Climatic Findings](#)
[Exhibit 2 Draft Ordinance of 2022 All-Electric New Construction and Substantial Alterations Reach Code](#)

8 MINUTES

8-A [2022-2581](#) Draft Meeting Minutes - July 25, 2022

8-B [2022-2582](#) Draft Meeting Minutes - September 12, 2022

9 STAFF COMMUNICATIONS

9-A [2022-2579](#) Planning, Building and Transportation Department Recent Actions and Decisions

9-B [2022-2580](#) Oral Report - Future Public Meetings and Upcoming Planning, Building and Transportation Department Projects

10 WRITTEN COMMUNICATIONS

11 BOARD COMMUNICATIONS:

Board members may ask a question for clarification, make a brief announcement or make a brief report on his or her activities. In addition, the Board may provide a referral to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning a City matter or, through the chair, direct staff to place a request to agendaize a matter of business on a future agenda.

12 ORAL COMMUNICATIONS:

Anyone may address the Board on a topic not on the agenda under this item by submitting a speaker's information slip, subject to the 3-minute time limit.

13 ADJOURNMENT

* Appeals of Planning Board decisions are considered by the City Council. Appeals must be filed in the Planning, Building and Transportation Department in writing stating the basis of appeal with the appeal fee within 10 days of the date of action.

* Materials related to an item on this agenda submitted to the Planning Board after distribution of the agenda packet are available for public inspection in the Planning, Building and Transportation Department, 2263 Santa Clara Avenue Room 190, Alameda, CA 94501 during normal business hours 7:30 a.m. to 3:30 p.m. Monday-Thursday.

* Please contact the Planning, Building and Transportation Department's Executive Assistant, Nancy McPeak, at 510.747.6805 or nmcpeak@alamedaca.gov at least 48 hours prior to the meeting to request any reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting.

* Translators or sign language interpreters will be available upon request. Please contact the Planning, Building and Transportation Department at 510.747.6805 at least 72 hours prior to the meeting to request a translator or interpreter.

* Accessible seating for persons with disabilities (including those using wheelchairs) is available.

* Minutes of the meeting are available in enlarged print.

* Sign up to receive agendas here: <https://alameda.legistar.com/Calendar.aspx>

- **KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE:** Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City of Alameda exist to conduct the citizen of Alameda's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.
- **FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT THE OPEN GOVERNMENT COMMISSION:** the address is 2263 Santa Clara Avenue, Room 380, Alameda, CA, 94501; phone number is 510-747-4800; fax number is 510-865-4048, e-mail address is lweisiger@alamedaca.gov and contact is Lara Weisiger, City Clerk.
- In order to assist the City's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City accommodate these individuals.