



# City of Alameda

## Meeting Agenda

### Planning Board

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Monday, December 12, 2022

7:00 PM

Via Zoom

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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\\_M2kgT9aBTaq3WvN-6qjLLQ](https://alamedaca-gov.zoom.us/webinar/register/WN_M2kgT9aBTaq3WvN-6qjLLQ)

For Telephone Participants:

Zoom Phone Number: 669-900-9128

Meeting ID: 884 7270 5631

Any requests for reasonable accommodations from individuals with disabilities should be made by contacting the City Clerk's office ([clerk@alamedaca.gov](mailto: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     [2022-2654](#)     2023 Planning Board Regular Meeting Schedule

**Attachments:**     [Planning Board 2023 Meeting Schedule](#)

## 7     REGULAR AGENDA ITEMS

- 7-A     [2022-2658](#)     PLN22-0127 - 2015 Grand Street - Vesting Tentative Map, Design Review, Development Plan, & Density Bonus - Applicant: Garrett Hinds on behalf Trumark Homes. Public hearing to consider an application for Vesting Tentative Tract Map No. 8654, Planned Development, Design Review, and Density Bonus to develop 90 townhomes units with 5 accessory dwelling units on a 4.14 acre parcel. The project will extend both Clement Avenue and the Cross Alameda Trail west of Grand Street to Hibbard Street. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines Sections 15332, In-Fill Development and 15183, projects consistent with a General Plan

**Attachments:**     [Exhibit 1 Project Plans – Development Plan, Design Review Plans, Vesting Tentative Map No. 8654](#)  
[Exhibit 2 Objective Design Review Checklist](#)  
[Exhibit 3 Density Bonus Request](#)  
[Exhibit 4 TDM Plan](#)  
[Exhibit 5 Draft Resolution](#)  
[Item 7-A Public Comment as of 12-12-22](#)

- 7-B     [2022-2659](#)     Recommendation to Adopt Street Classification Mobility Element Appendix General Plan Amendment. CEQA Determination: The Alameda General Plan 2040 Final Environmental Impact Report, State Clearinghouse #2021030563, certified by the City Council on November 30, 2021, evaluated the environmental impacts of the General Plan update and subsequent actions to implement the General Plan policies, including the adoption of the Street Classification Appendix. None of the circumstances requiring further CEQA review are present

**Attachments:**     [Exhibit 1 November Draft General Plan Mobility Element Street Classification Appendix](#)  
[Exhibit 2 2009 Street Classification Appendix](#)

## 8     MINUTES

- 8-A     [2022-2653](#)     Draft Meeting Minutes - September 26, 2022

## 9     STAFF COMMUNICATIONS

**9-A**     [2022-2651](#)     Planning, Building and Transportation Department Recent Actions and Decisions

**9-B**     [2022-2652](#)     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 agendize 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](mailto: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](mailto: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.