



# City of Alameda

## Meeting Agenda

### Planning Board

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Monday, May 22, 2023

7:00 PM

City Hall, 2263 Santa Clara Avenue, Council  
Chambers, 3rd Floor, Alameda, CA 94501

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

*For information to assist with Zoom participation, please click:*

*<https://www.alamedaca.gov/zoom>*

*For Zoom registration, please click:*

*[https://alamedaca-gov.zoom.us/webinar/register/WN\\_Wxb5Np0aTQWJQr2kmKrQAw](https://alamedaca-gov.zoom.us/webinar/register/WN_Wxb5Np0aTQWJQr2kmKrQAw)*

*For Telephone Participants:*

*Zoom Phone Number: 669-900-9128*

*Zoom Meeting ID: 865 8507 9552*

*Any requests for reasonable accommodations should be made by contacting the Planning, Building and Transportation Department's Executive Assistant, Nancy McPeak: [nmcpeak@alamedaca.gov](mailto:nmcpeak@alamedaca.gov) or 510.747.6805*

*The Board may take action on any item listed in the agenda*

#### Pledge of Allegiance

- 1 ROLL CALL
- 2 AGENDA CHANGES
- 3 NON-AGENDA PUBLIC COMMENT - Anyone may speak for 3 minutes regarding any matter not on the agenda
- 4 CONSENT CALENDAR
- 5 REGULAR AGENDA ITEMS

- 5-A**     [2023-3112](#)     PLN23-0367 - Approval of Development Plan, Use Permit, and Universal Design Waiver and recommending the City Council approve a Development Agreement - Applicant: Catellus/Brookfield Properties. Public hearing to consider approval of the West Midway Development Plan, Use Permit to exceed maximum off-street parking requirements, and Universal Design Waiver, and recommending City Council approval of the West Midway Development Agreement for the construction of approximately 478 housing units, 10,000 square feet of non-residential uses and associated infrastructure and open space on approximately 26 acres of land located between West Tower Avenue, West Midway Avenue, Main Street and Pan Am Way in the Main Street Neighborhood Specific Plan area at Alameda Point. Pursuant to Public Resources Sections 21166 and 21083.3 and Sections 15162 and 15183 of the CEQA Guidelines, no further environmental review is required

**Attachments:**     [Exhibit 1 Draft Resolution Approving West Midway Development Plan, Use Permit, and Universal Design Waiver, and Recommending City Council Approval of West Midway Development Agreement](#)  
[Exhibit 2 West Midway Development Plan](#)  
[Exhibit 3 Draft West Midway Development Agreement](#)  
[Exhibit 4 CEQA Checklist and West Midway Project MMRP](#)  
[Item 5-A Public Comment as of 5-22-23](#)

- 5-B**     [2023-3113](#)     PLN22-0304 - 250 Singleton Avenue - Rezoning and Design Review - Applicant: Quattrocchi Kwok Architects for Alameda Unified School District (AUSD). Public hearing to consider a recommendation to the City Council to rezone the subject approximately 6.73-acre property to remove the "G," Special Government Combining District overlay; and to consider Design Review approval to allow the construction of an approximately 6,200 square foot central kitchen and 9,800 square foot warehouse located at the AUSD facility at 250 Singleton Avenue. 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 AUSD Property G Overlay Map](#)  
[Exhibit 3 Draft Design Review Resolution](#)  
[Exhibit 4 Draft G Overlay Resolution](#)

**6 STAFF COMMUNICATIONS**

- 6-A**    [2023-3103](#)    Planning, Building and Transportation Department Recent Actions and Decisions
- 6-B**    [2023-3104](#)    Oral Report - Future Public Meetings and Upcoming Planning, Building and Transportation Department Projects

**7 BOARD COMMUNICATIONS**

**Members may make a brief announcement of activities, request factual information or request staff to agendize a matter on a future agenda**

- 8 NON-AGENDA PUBLIC COMMENT - Anyone may speak for 3 minutes regarding any matter not on the agenda**

**9 ADJOURNMENT**

- Appeals of Planning Board decisions are considered by the City Council and 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
- Accessible seating for persons with disabilities, including those using wheelchairs, is available
- Equipment for the hearing impaired is available for public use
- Translators and sign language interpreters will be available on request
- To request a translator, interpreter or any reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting, 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
- View documents related to this agenda or sign up to receive agendas on the City's website: <https://alameda.legistar.com/Calendar.aspx>
- Documents related to this agenda are also available for public inspection and copying at the Planning, Building and Transportation Department (City Hall, 2263 Santa Clara Avenue Room 190) during normal business hours

- **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.