



City of Alameda

Meeting Agenda

Planning Board

Monday, September 11, 2023

7:00 PM

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

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

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 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

[2023-3362](#) Draft Meeting Minutes - July 10, 2023

[2023-3363](#) Draft Meeting Minutes - July 24, 2023

5 REGULAR AGENDA ITEMS

- 5-A** [2023-3367](#) PLN22-0474 - 2212 South Shore Center - Parcel Map - Applicant: Wayne Leach. Public hearing to consider recommending that the City Council approve a Parcel Map of South Shore Center. The proposed parcel map will subdivide an existing 40.88 acre parcel, currently occupied by the South Shore Center, into four (4) individual parcels, which include reciprocal access easements between resultant parcels. Zoning: C-2-PD-CMU, Central Business and Planned Development Zoning District with a Community Mixed Use Combining District. General Plan: Community Mixed Use.
- Attachments:** [Exhibit 1 Parcel Map of South Shore Center](#)
[Exhibit 2 Alameda County Assessor's Map of South Shore Center](#)
[Exhibit 3 Map of Resultant Lots](#)
[Exhibit 4 Draft Resolution](#)
- 5-B** [2023-3368](#) Study Session Zoning Code Amendments - Fences - Study Session to discuss proposed zoning code amendments to simplify regulation of fences and remove reference to barriers including landscape materials that serve as fences. CEQA Determination: Exempt pursuant to CEQA Guidelines Section 15061(b)(3).
- Attachments:** [Exhibit 1 Draft Ordinance Amendments](#)
- 5-C** [2023-3369](#) Study Session Zoning Code Amendments - Non-Conforming Buildings And Uses, Lapse Of Uses And Permits - Study session to discuss proposed zoning code amendments to: 1) reinstate provisions relating to non-conforming lots that were inadvertently deleted during the most recent code update; 2) address other outdated sections relating to non-conforming uses and buildings; and 3) provide a process for formally lapsing unused permits and non-conforming uses. CEQA Determination: Exempt pursuant to CEQA Guidelines Section 15061(b)(3).
- Attachments:** [Exhibit 1 Draft Ordinance Amendments](#)
- 5-D** [2023-3370](#) Study Session On Zoning Code Amendments - Reasonable Accommodation - Study session to discuss proposed zoning code amendments to provide streamlined approval of requests for reasonable accommodations, i.e., exceptions to zoning restrictions to allow physical modifications to buildings and sites to provide access to housing for persons with disabilities. CEQA Determination: Exempt pursuant to CEQA Guidelines Section 15061(b)(3).
- Attachments:** [Exhibit 1 Draft Ordinance Amendments](#)
[Item 5-B Public Comment](#)

6 STAFF COMMUNICATIONS

- 6-A** [2023-3360](#) Planning, Building and Transportation Department Recent Actions and Decisions
- 6-B** [2023-3361](#) 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 agendaize 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 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 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.