



# City of Alameda

## Meeting Agenda

### Planning Board

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Monday, December 9, 2024

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\\_LeLkufybQ-OqWaWn8\\_z3Jw](https://alamedaca-gov.zoom.us/webinar/register/WN_LeLkufybQ-OqWaWn8_z3Jw)

For Telephone Participants:

Zoom Phone Number: 669-900-9128

Meeting ID: 815 3979 3319

Any requests for reasonable accommodations should be made by contacting the Planning,  
Building and Transportation Department's Executive Assistant, Nancy McPeak:

[nmcpk@alamedaca.gov](mailto:nmcpk@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**

**4-A [2024-4514](#) Planning Board 2025 Meeting Schedule**

**Attachments:** [Exhibit 1 Planning Board 2025 Meeting Schedule](#)

**4-B**      [2024-4599](#)      Annual Review: Alameda Point Site A Development Agreement - Applicant: Alameda Point Partners, LLC (APP). The applicant is requesting a periodic review of the Alameda Point Site A Development Agreement. The consideration of an Annual Report is not a project under CEQA. No further environmental review is required.  
  
**Attachments:**    [Exhibit 1 Annual Report Letter from Developers](#)  
                                 [Exhibit 2 Draft Resolution Approving Annual Report](#)

**4-C**      [2024-4600](#)      Boatworks Development Agreement Annual Review - Applicant: Boatworks, LLC. The applicant is requesting a periodic review of the Boatworks Development Agreement. The consideration of an Annual Report is not a project under the California Environmental Quality Act (CEQA). No further environmental review is required.  
  
**Attachments:**    [Exhibit 1 Annual Report Letter from Developers](#)  
                                 [Exhibit 2 Draft Resolution Approving Annual Report](#)

**4-D**      [2024-4601](#)      Del Monte Development Agreement Annual Review - Applicants: TL Partners I, LP and Alta Buena Vista Owner, LLC. The applicants are requesting a periodic review of the Del Monte Warehouse Project Development Agreement. The consideration of an Annual Report is not a project under the California Environmental Quality Act (CEQA).  
  
**Attachments:**    [Exhibit 1 Annual Report Letter from Developers](#)  
                                 [Exhibit 2 Draft Resolution Approving Annual Report](#)

**4-E**      [2024-4602](#)      Encinal Terminals Development Agreement Annual Review - Applicants: North Waterfront Cove, LLC. The applicants are requesting a periodic review of the Encinal Terminals Project Development Agreement. The consideration of an Annual Report is not a project under the California Environmental Quality Act (CEQA). No further environmental review is required.  
  
**Attachments:**    [Exhibit 1 Annual Report Letter from Developers](#)  
                                 [Exhibit 2 Draft Resolution Approving Annual Report](#)

**5            REGULAR AGENDA ITEMS**

- 5-A**     [2024-4612](#)     PLN24-0639 - Master Plan and Development Agreement - 1521 Buena Vista Avenue - Applicant: North Waterfront Cove LLC. Public hearing to consider an application pursuant to Alameda Municipal Code (AMC) section 30-4 and sections 30-91 through 30-95 to amend the Encinal Terminals Master Plan and Development Agreement (entered into by the City Council on February 1, 2022) to modify interim milestones and related / conforming amendments. General Plan: Mixed Use. Zoning: M-X, Mixed Use. CEQA Determination: Exempt - prior environmental review was conducted for the project and none of the circumstances necessitating further CEQA review are present. Amending the implementation timeline has no foreseeable effect on the environment.
- Attachments:**     [Exhibit 1 Application for Modification](#)  
                                  [Exhibit 2 Redlined Encinal Terminals Master Plan](#)  
                                  [Exhibit 3 Redlined Encinal Terminals Development Agreement](#)  
                                  [Exhibit 4 Tidelands Trust Exchange Diagram](#)  
                                  [Exhibit 5 Draft Resolution](#)
- 5-B**     [2024-4610](#)     PLN24-0434 - Use Permit and Design Review - 2350 Saratoga Street (Alameda Point, Building 8). Public hearing to consider an application pursuant to Alameda Municipal Code (AMC) sections 30-21.3 (Use Permit) and 30-37 (Design Review) to alter the area in front of Building 8 at 2350 Saratoga Street, a contributing structure within the NAS Alameda Historic District, by installing an outdoor dining facility that includes a semi-permanent structure, as well as temporary structures, fences, landscaping, paving, lighting and furniture and mobile food trucks.
- Attachments:**     [Exhibit 1 Project Plans](#)  
                                  [Exhibit 2 Historical Evaluation](#)  
                                  [Exhibit 3 Draft Resolution](#)  
                                  [Exhibit 4 NAS Alameda Color Palette](#)
- 5-C**     [2024-4611](#)     PLN24-0614 - 800 Atlantic Avenue - Public Workshop on the Alameda Aquatic Center. Applicant: City of Alameda Recreation & Parks Department. Description: Public workshop to discuss the proposed Alameda Aquatic Center. The project is located at the western end of the Jean Sweeny Open Space Park near the intersection of Wilma Chan Way and Atlantic Avenue.
- Attachments:**     [Exhibit 1 Preliminary Plan Set](#)  
                                  [Item 5-C Public Comment](#)

**6 STAFF COMMUNICATIONS**

- 6-A**    [2024-4605](#)    Planning, Building and Transportation Department Recent Actions and Decisions
- 6-B**    [2024-4606](#)    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](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.