



# City of Alameda

## Meeting Agenda

### Planning Board

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Monday, March 9, 2015

7:00 PM

City Hall, 2263 Santa Clara Avenue, Council  
Chambers, 3rd Floor, Alameda, CA 94501  
Meetings held the second and fourth Mondays  
of each month at 7:00 p.m.

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**1 CONVENE**

**2 FLAG SALUTE**

**3 ROLL CALL**

President Henneberry, Vice President Alvarez and Board Members Burton,  
Knox White, Köster, Tang and Zuppan

**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 5-minute  
time limit.

**6 CONSENT CALENDAR**

**7 REGULAR AGENDA ITEMS**

- 7-A**     [2015-1403](#)     Hold a Public Hearing to Consider an Appeal of an Administrative Use  
Permit to Allow Sale of Beer, Wine, and Spirits for Off-Site Consumption  
as an Accessory Use at the Existing Walgreens Store at 1600 Park  
Street; and Adoption of Related Resolution

**Attachments:**     [Exhibit 1 - February 3, 2015 Zoning Administrator Use  
Permit and Conditions](#)  
[Exhibit 2 - February 10, 2015 Petition for Appeal by O  
Hwan Kwon](#)  
[Exhibit 3 - Public Correspondence](#)  
[Exhibit 4 - Draft Resolution](#)

- 7-B     [2015-1402](#)     Annual Reviews: 1) Alameda Landing Mixed Use Project Development Agreement and 2) Transportation Demand Management Program - Applicant: Catellus Alameda Development, LLC. The applicant requests a periodic review of two Development Agreements and a Transportation Demand Management Program (TDM) 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 February 26, 2015](#)  
                              [Exhibit 2 - Catellus TDM Plan Annual Report](#)  
                              [Exhibit 3 - 2007 Alameda Landing TDM Plan](#)  
                              [Exhibit 5 - Water Shuttle Feasibility Study dated October 15, 2013](#)  
                              [Exhibit 4 - Draft Planning Board Resolution](#)

- 7-C     [2015-1404](#)     PLN13-0175 - 2100 Clement Street - Applicant: City Ventures. Study Session for Design Review, Development Plan, Vesting Tentative Map and Density Bonus to Permit Construction Of 58 Townhome Units on A 2.78 Acre Parcel Located at 2100 Clement Street. The Project is Subject to Environmental Review Under the California Environmental Quality Act.

**Attachments:**     [Exhibit 1 - Applicant's Proposal](#)

8        **MINUTES**

9        **STAFF COMMUNICATIONS**

- 9-A     [2015-1405](#)     Zoning Administrator and Design Review Recent Actions and Decisions

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.

- 11-A     [2015-1341](#)     Report from the Alameda Point Site A - Ad-Hoc Sub-Committee

**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 5-minute time limit.**

**13 ADJOURNMENT****\*\*\*\*NOTES\*\*\*\***

\* Appeals of Planning Board decisions are considered by the City Council. Appeals must be filed in the Community Development 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 Community Development Department, 2263 Santa Clara Avenue Room 190, Alameda, CA 94501 during normal business hours 7:30 a.m. to 4:30 p.m. Monday-Thursday.

\* Sign language interpreters will be available upon request. Please contact the Community Development Department at 510.747.6850 or 510.522.7538 (TDD number) at least 72 hours prior to the meeting to request an interpreter.

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

\* Minutes of the meeting are available in enlarged print.

\* Audiotapes of the meeting are available upon request.

\* Please contact the Community Development Department's Executive Assistant, Nancy McPeak, at 510.747.6850 or 510.522.7538 (TDD number) at least 48 hours prior to the meeting to request agenda materials in an alternative format, or any other reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting.

- **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.