



# City of Alameda

## Meeting Agenda

### Planning Board

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Monday, April 27, 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**

- 6-A** [2015-1610](#) Approve a Resolution Finding that the Harbor Bay Entities have  
Demonstrated Good Faith Compliance with the Terms and Conditions of  
Development Agreement, DA-89-1, through April 4, 2015, Based on the  
Findings Contained in the Draft Resolution. This Compliance Review is  
not a project under CEQA.

**Attachments:** [Exhibit 1 - Draft Resolution](#)  
[Exhibit 2 - Annual Report on the Harbor Bay  
Development](#)

- 6-B**     [2015-1611](#)     **PLN15-0078 - 801 Marina Village Parkway - Applicant: Arrow Sign Company for Westwood Financial Corporation.** The applicant is requesting an amendment to the previously approved Sign Program for the Marina Village Shopping Center to allow for two (2) freestanding signs along the shopping center frontage on Marina Village Parkway. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311 - Accessory Structures

**Attachments:**     [Exhibit 1 - Draft Resolution](#)  
                              [Exhibit 2 - Draft Amendment to the Sign Program](#)  
                              [Exhibit 3 - Marina Village Shopping Center Sign Program](#)

## **7            REGULAR AGENDA ITEMS**

- 7-A**     [2015-1606](#)     Public Workshop on Alameda Point Site A Development, including an Updated Draft Development Plan and Density Bonus Waiver, Conditions of Approval, a Draft Transportation Demand Management Plan Compliance Strategy, and a Draft Development Agreement

**Attachments:**     [Exhibit 1 - Draft Development Plan](#)  
                              [Exhibit 2 - City Council, Planning Board and Other Community Comments](#)  
                              [Exhibit 3 - Draft Resolution and Conditions of Approval](#)  
                              [Exhibit 4 - Letters from APP Requesting Waiver of AMC 30-53](#)  
                              [Exhibit 5 - Draft Site A TDM Compliance Strategy](#)  
                              [Exhibit 6 - Draft Development Agreement for Site A](#)  
                              [Exhibit 7 - Environmental Compliance Checklist for Site A](#)

- 7-B**     [2015-1586](#)     **PLN14-0701 - 2100 Clement Street. (Clement, Willow, Eagle Project) Design Review, Development Plan, Density Bonus and Vesting Tentative Map - A public hearing to consider applications to permit construction of 58 attached townhomes on a 2.78 acre site located at 2100 Clement Street. - Staff is requesting a continuance - This item will be re-noticed for a date to be determined.**

- 7-C     [2015-1587](#)     **Final Development Plan and Major Design Review, PLN15-0092**, for an amendment to previously approved Final Development Plan and Design Review No. PLN07-0061 to construct one approximately 22,868 square foot two story building instead of two 10,400 square foot two-story office buildings located on a 2.05 acre site at 2810 Harbor Bay Parkway. The Proposed Project is Categorically Exempt Pursuant to CEQA Guidelines 15332 In-fill Development Projects. **Staff requests a continuance to the meeting of May 11, 2015**

**8           MINUTES**

- 8-A     [2015-1607](#)     Draft Meeting Minutes - March 9, 2015
- 8-B     [2015-1608](#)     Draft Meeting Minutes - March 23, 2015

**9           STAFF COMMUNICATIONS**

**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     [2015-1588](#)     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 3:30 p.m. Monday-Thursday.
- \* Sign language interpreters will be available upon request. Please contact the Community Development Department at 510.747.6800 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 510.747.6800 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.