



City of Alameda

Meeting Agenda

Planning Board

Tuesday, May 26, 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.

- 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** [2015-1702](#) **PLN15-0092 - 2810 Harbor Bay Parkway - Applicant: FME Architecture & Design for SRM Ernst.** An amendment to Final Development Plan No. PLN07-0061 and Design Review to construct an approximately 22,868 square foot two-story building in the location of two previously approved 10,400 square foot two-story office buildings. The project is 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.

Attachments: [Exhibit 1 - Applicant's Statement of Design Intent](#)
[Exhibit 2 - Project Plans](#)
[Exhibit 3 - ALUC Letter](#)
[Exhibit 4 - Letter from Harbor Bay Business Park Association](#)
[Exhibit 5 - Correspondence](#)
[Exhibit 6 - Burrowing Owl Report by ESA](#)
[Exhibit 7 - Draft Resolution](#)

- 7-B** [2015-1703](#) Del Monte Master Plan Six Month Review _

- 7-C** [2015-1704](#) **Development Plan and Design Review for a 31-Unit Affordable Housing Development. Applicant: TL Partners I, LP and City of Alameda Housing Authority (PLN15-0185).** A development plan and design review application to construct 31 affordable, multiple-family rental units, parking and landscaping on an approximately .81 acre site within the MX Zoning District located on the northeast corner of Buena Vista Avenue and Sherman Street within the Del Monte Master Plan planning area.

Attachments: [Exhibit 1 - Del Monte Senior Housing Project Development Plan](#)
[Exhibit 2 - Draft Resolution](#)

- 7-D** [2015-1706](#) **Tentative Subdivision Map Application PLN15-0165 - 1501 Buena Vista Avenue (Del Monte) Applicant: TL Partners I, LP/Tim Lewis Communities.** A proposed Tentative Map application for a 7-lot subdivision on 11.06 acres to implement the 2014 Del Monte Master Plan at 1501 Buena Vista (APN 072-0384-004)

Attachments: [Exhibit 1 - Draft Resolution](#)
[Exhibit 2 - Tentative Map 8254 prepared by Carlson, Barbee & Gibson, Inc.](#)

8 MINUTES

- 8-A** [2015-1697](#) Draft Meeting Minutes - April 13, 2015

8-B [2015-1698](#) Draft Meeting Minutes - April 27, 2015

9 STAFF COMMUNICATIONS

9-A [2015-1707](#) 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.

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 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.