



City of Alameda

Meeting Agenda

Planning Board

Monday, July 13, 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** [2015-1869](#) **PLN14-0701 - 2100 Clement Avenue - Applicant: City Ventures.**
Public Hearing to consider a draft Vesting Tentative Map, Density Bonus application, Development Plan, and Design Review to Permit Construction of 52 Units on a 2.78 Acre Parcel Located at 2100 Clement Avenue. The proposal is categorically exempt from further review under the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332 Infill Development Projects.

Attachments: [Exhibit 1 - June 22, 2015 Staff Report](#)
[Exhibit 2 - July 2, 2015 Development Plan Submittal](#)
[Exhibit 3 - July 2, 2015 Vesting Tentative Map Submittal](#)
[Exhibit 4 - TJKM Memorandum](#)
[Exhibit 5 - July 2, 2015 Density Bonus Application](#)
[Exhibit 7 - Resolution recommending City Council approval of the Vesting Tentative Map and approving the Development Plan, Density Bonus, and Density Bonus Waiver applications](#)

- 7-B** [2015-1866](#) **PLN14-0305 - 2350 Harbor Bay Parkway - Applicant: Mina Patel.**
Public hearing for a Final Development Plan and Design Review to allow the construction of a 100-room hotel on the Harbor Bay Business Park shoreline. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 - Infill Development Projects.

Attachments: [Exhibit 1 - Marriott Fairfield Inn Alameda Design Review Package prepared by SB Architects and dated July 2, 2015.](#)
[Exhibit 2 - Draft Resolution](#)

- 7-C [2015-1867](#) **PLN14-0134 - 1200 Park Street - Applicant: Gary Voss for Big-O Tires.** The applicant requests an amendment to an existing Use Permit (UP88-36) for 1200 Park Street. This project is determined to be Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines Section 15301, Existing Facilities.

Attachments: [Exhibit 1 - Resolution Amending Use Permit 88-36.](#)
[Exhibit 2 - Applicant's supporting Statement dated June 17, 2015](#)
[Exhibit 3 - Material from Art Thoms and Michael Notaro](#)
[Exhibit 4 - Additional material from Applicant's attorney, Ahagha Dandekar Clifford of Wendell Rosen](#)
[Exhibit 5 - Letter from Andrew Thomas to Art Thoms, dated January 29, 2014](#)
[Exhibit 6 - Letters of Support \(approximately 500 received and on-file\)](#)

- 7-D [2015-1868](#) A Request to Establish an Ad Hoc Planning Board Subcommittee to direct the next steps on the planning and design effort for the Boatworks Project.

8 **MINUTES**

- 8-A [2015-1871](#) Draft Meeting Minutes - May 26, 2015

9 **STAFF COMMUNICATIONS**

- 9-A [2015-1870](#) 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.
- * Translators or 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 a translator or 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.