



City of Alameda

Meeting Agenda Planning Board

Monday, November 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.

1 CONVENE

2 FLAG SALUTE

3 ROLL CALL

President Knox White and Board Members Burton, Henneberry, Köster,
Mitchell, Sullivan 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** [2015-2257](#) **PLN15-0179 - 2437 Eagle Avenue - Applicant: Housing Authority of the City of Alameda.** A request for approval of Design Review and Density Bonus Application to allow the construction of one two-story building and three three-story buildings containing twenty-two total residential units located at 2437 Eagle Avenue. The proposed project is exempt from the California Environmental Quality Act pursuant to Public Resource Code 21159.23 exemption for affordable low-income housing and CEQA Guidelines 15332 In-fill Development Projects.

Attachments: [Exhibit 1 - June 8, 2015 Staff Report](#)
[Exhibit 2 - Plan Set](#)
[Exhibit 3 - Density Bonus Application](#)
[Exhibit 4 - TJKM Letter](#)
[Exhibit 5 - Draft Resolution](#)

- 7-B** [2015-2258](#) **Zoning Conformance Determination - Senior Care Facility - Applicant: Christopher Garwood, Pacific Union.** An application for a zoning conformance determination for a senior care facility on a five acre property located adjacent to the Harbor Bay Ferry Terminal in the Harbor Bay Business Park. The zoning determination is not a project under the California Environmental Quality Act.

Attachments: [Exhibit 1 - Request for Zoning Conformance Determination](#)
[Exhibit 2 - Conceptual Site Plan, floor plans, and architecture](#)

- 7-C** [2015-2259](#) **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. (Continued from July 13, 2015 meeting)

Attachments: [Exhibit 1 - Resolution Amending Use Permit 88-36.](#)
[Exhibit 2 - July 13, 2015 Planning Board Staff Report, without attachments](#)

- 7-D** [2015-2262](#) **Planning Board Rules and Procedures.** Approve Revisions to the Planning Board Rules and Procedures to Improve the Public Hearing Process. A change to the Rules and Procedures is not a project subject to the California Environmental Quality Act.

Attachments: [Exhibit 1 - Draft Resolution](#)

8 **MINUTES**

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** [2015-2260](#) Report from the Alameda Point Site A - Ad-Hoc Sub-Committee

11-B [2015-2261](#) Report from the Boatworks - 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.

* 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.