



City of Alameda

Meeting Agenda

Planning Board

Monday, November 23, 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

6-A [2015-2304](#) 2016 City of Alameda Planning Board Regular Meeting Schedule

6-B [2015-2305](#) **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.

7 REGULAR AGENDA ITEMS

- 7-A** [2015-2302](#) **PLN15-0030 - 615 Haight Avenue - Applicant: Stefan Menzi on behalf of Joseph and Melanie Snell. - CONTINUED FROM OCTOBER 26, 2015.** A request for Design Review approval for a two-story addition to be located at the rear of the existing structure. The proposed addition will be twenty-six feet and six inches (26'6") tall and meet all required setbacks. This project is categorically exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301(e) - Existing Facilities - additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet.

Attachments: [Exhibit 1 - Plans](#)
 [Exhibit 2 - Correspondence after 9/14/2015 Planning Board Hearing.](#)
 [Exhibit 3 - Draft Resolution](#)

- 7-B** [2015-2303](#) **Proposed Text Amendments to the City of Alameda Medical Marijuana Dispensaries Ordinance (AMC Section 30-5.15):** Recommend that the City Council adopt a proposed amendment to the Medical Marijuana Dispensaries Ordinance, to define and prohibit the commercial cultivation and distribution of medical marijuana in response to the recently adopted State of California Medical Marijuana Regulation and Safety Act. The proposed amendment is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Minor Alterations to Land Use Limitations.

Attachments: [Exhibit 1 - Draft Ordinance amending AMC Section 30-5.15](#)

- 7-C** [2015-2308](#) **PLN15-0050 - Amendments to City of Alameda Public Art Ordinance.** Public hearing to consider a recommendation that the City Council approve amendments to Section 30-65 Public Art Ordinance. The proposed zoning amendment is categorically exempt from further environmental review pursuant to CEQA Guidelines 15305 Minor Alterations to Land Use Limitations.

Attachments: [Exhibit 1 - Draft Amended Public Art Ordinance](#)
 [Exhibit 2 - Draft Ordinance \(Strike-out/Underline Version\)](#)

- 7-D [2015-2309](#) **Proposed Text Amendments to the City of Alameda Zoning Ordinance (AMC Chapter 30) regarding permit streamlining for residential property improvements and other miscellaneous administrative, technical, and clarifying amendments.** Public hearing to consider zoning text amendments that would streamline permitting for residential property improvements and other minor administrative, technical and clarifying amendments to improve usability of the zoning regulations. The proposed amendments are categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15305, Minor Alterations to Land Use Limitations.

Attachments: [Exhibit 1 - Draft Second Unit Ordinance and Accessory Building Regulations](#)
[Exhibit 2 - Draft Ordinance for Residential Permit Streamlining Amendments](#)

8 **MINUTES**

9 **STAFF COMMUNICATIONS**

- 9-A [2015-2306](#) **Zoning Administrator and Design Review Recent Actions and Decisions**
- 9-B [2015-2307](#) **Future Public Meetings and Upcoming Community Development Department Projects**

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 agendaize a matter of business on a future agenda.

- 11-A [2015-2298](#) **Report from the Alameda Point Site A - Ad-Hoc Sub-Committee**
- 11-B [2015-2299](#) **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.