



# City of Alameda

## Meeting Agenda Planning Board

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Monday, June 13, 2016

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 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 3-minute  
time limit.

**6 CONSENT CALENDAR**

- 6-A**    [2016-2996](#)    Annual Review: Del Monte Mixed Use Project Development  
Agreement - Applicant: TL Partners I, LP. Approve a Resolution  
Finding that the TL Partners I, LP has Demonstrated Good Faith  
Compliance with the Terms and Conditions of the Del Monte  
Development Agreement through January 2016, based on the  
Findings contained in the Draft Resolution. This Compliance Review  
is not a project under CEQA.

**Attachments:**    [Exhibit 1 - TL Partners I, LP Letter dated May 11, 2016](#)  
[Exhibit 2 - Draft Planning Board Resolution](#)

**7 REGULAR AGENDA ITEMS**

- 7-A**     [2016-2999](#)     PLN16-0039 - 3244 Sterling Avenue - Applicants: Catrina and Jarred Fobian Appellants: Anne and Ted Rogers. A review of the revised design for a previously appealed Design Review to allow a second story addition to an existing one-story residence. The revised design consists of a 909-square foot second-story addition that has a side yard setback of five feet and nine inches (5'-9") on the west side, creating a separation of twenty- seven feet and five inches (27'-5") from the westerly neighbor. The second story is also set back from the front elevation to expose the roof of the original first story. The overall height of the residence will be twenty-four feet (24'). The property is listed on the Historical Buildings Study List with an S designation. The project is located within an R-1 (One-Family Residential) zoning district. The project qualifies for a categorical exemption under Section 15301 - Existing Facilities of the California Environmental Quality Act.

**Attachments:**    [Exhibit 1 - April 25, 2016 Staff Report](#)  
                              [Exhibit 2 - Revised Plan Set](#)  
                              [Exhibit 3 - Support Letters and Petition](#)  
                              [Exhibit 4 - Appellant's Revision Comments](#)  
                              [Exhibit 5 - Draft Resolution](#)  
                              [3244 Sterling Ave Public Comments 6-13-16](#)

- 7-B**     [2016-3003](#)     PLN15-0179 - 2437 Eagle Avenue - Applicant: Housing Authority of the City of Alameda. A Request to Amend Design Review and Density Bonus Application No. PLN15-0179 to Reduce the Eagle Avenue Affordable Housing Project to Three Three-Story Buildings containing Twenty Residential Units. 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 - Prior Planning Board Staff Reports](#)  
                              [Exhibit 2 - PB Resolution No. PB-15-24](#)  
                              [Exhibit 3 - Project Plans](#)  
                              [Exhibit 4 - Draft Resolution](#)  
                              [2437 Eagle Ave Public Comment 6-13-16](#)

- 7-C**     [2016-3004](#)     PLN16-0026 - 1427 Bay Street - Applicant: Daniel Hoy for Nicole Blake and Ryan Clausnitzer. A request to consider a design review application for an addition to single-family residence. The project consists of a three-story addition at the rear of an existing two-story residence, and will raise the overall building height from twenty feet (20') to thirty feet and seven inches (30'7"). The project will add a total of 725.5 square feet of floor area. The property is located within an R-4 (Neighborhood Residential) zoning district. The project qualifies for a categorical exemption under Section 15301 - Existing Facilities of the California Environmental Quality Act.

**Attachments:**    [Exhibit 1 - Project Plans](#)  
                              [Exhibit 2 - Public Correspondence](#)

**8           MINUTES**

**9           STAFF COMMUNICATIONS**

- 9-A**     [2016-3005](#)     Zoning Administrator and Design Review Recent Actions and Decisions
- 9-B**     [2016-3006](#)     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**     [2016-3007](#)     Report from the Boatworks - Ad-Hoc Sub-Committee

**12          ORAL COMMUNICATIONS:**

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**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](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.