



# City of Alameda

## Meeting Agenda

### Planning Board

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Monday, July 25, 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, Curtis, 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**    [2016-3152](#)    Annual Review: Alameda Landing Mixed Use Project Development  
Agreement Applicant: Catellus Alameda Development, LLC. The  
applicant requests a periodic review of two Development Agreements  
related to the Alameda Landing Mixed Use Residential Project and  
the Alameda Landing Mixed Use Commercial Project.

**Attachments:**    [Exhibit 1](#)  
                              [Exhibit 2](#)

**7 REGULAR AGENDA ITEMS**

- 7-A**     [2016-3156](#)     Boatworks Project, PLN15-0582 - 2235 Clement Avenue - Applicant: Phillip Banta. A Public Hearing to consider and take action on: 1) a request to approve Development Plan and Density Bonus applications for construction of 182 residential units and approximately two acres of open space on 9.48-acres located at 2235 Clement Avenue, 2) a request to approve Design Review for the waterfront open space, and 3) a request for a two year extension for Tentative Map #8060 originally approved in 2011. An environmental impact report has been completed for the project in compliance with the California Environmental Quality Act.

**Attachments:**   [Exhibit 1](#)  
                              [Exhibit 2](#)  
                              [Exhibit 3](#)  
                              [Exhibit 4](#)  
                              [Exhibit 5](#)

- 7-B**     [2016-3165](#)     Hold a Public Hearing to Consider Site A West Atlantic Design Review Application, including Final Surface Materials, Street Trees, Storm Water Retention Landscaping for Site A and Street Lights for Site A and the Entirety of Alameda Point

**Attachments:**   [Exhibit 1 - West Atlantic Avenue Design Review Application](#)

- 7-C**     [2016-3166](#)     PLN15-0198 - 1926 Park Street - Applicant: Bridgett Shank on behalf of Park Esquina, LLC. Public Hearing to consider Design Review, a Use Permit, and a Zoning Text Amendment to construct a mixed use complex with office, retail, and a residential unit on a vacant lot at 1926 Park Street. A Use Permit is required for ground floor office space and outdoor seating in the NP-G (North Park Street, Gateway) zoning district. The Zoning Text Amendment is being requested to allow for a proposed building setback on Blanding Street that does not conform to the existing zoning setback requirement. This project is categorically exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15332 - Infill Development Projects.

**Attachments:**   [Exhibit 1 - Project Plans](#)  
                              [Exhibit 2 - Project Renderings](#)  
                              [Exhibit 3 - Alternative Site Layout Renderings](#)  
                              [Exhibit 4 - Draft Resolution Recommending City Council Approval of the draft Zoning Text Amendment](#)  
                              [Exhibit 5 - Draft Resolution Approving Conditional Use Permit and Design Review](#)  
                              [Public Comment 7-C](#)

- 7-D**     [2016-3167](#)     PLN14-0517 - 712 Lincoln Avenue - Applicant: Simon Kwan for Kevin Lam. A public hearing to consider Design Review approval to allow the construction of an approximately 7,100 square foot two-story mixed-use commercial building on an approximately 20,000 square foot site located approximately 96 feet east of the southeast corner of Webster Street and Lincoln Avenue. The Proposed Project is Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15332 In-fill Development.

**Attachments:**    [Exhibit 1 - Project Plans](#)  
                              [Exhibit 2 - Draft Resolution](#)  
                              [Public Comment 7-D](#)

- 7-E**     [2016-3168](#)     Public Hearing to Introduce an Ordinance Amending Chapter 30 of the Alameda Municipal Code (Zoning Ordinance) to Remove Barriers and Add Incentives for Second Units. The proposed amendments regarding Second Units are Statutorily Exempt pursuant to Section 15282(h), for the adoption of ordinances implementing AB 1866 - Second Unit Law (Government Code Section 65852.2).

**Attachments:**    [Exhibit 1 - Map of lots 7,500 sf or greater](#)  
                              [Exhibit 2 - Map of lots 4,000 sf or greater \(including 5,000 sf lots\)](#)  
                              [Exhibit 3 - Sample Deed Restriction for Affordable Units and Compliance Reporting \(City of Piedmont\)](#)  
                              [Exhibit 4 - Map of lots within transit corridor](#)  
                              [Exhibit 5 - Summary Table of Proposed Second Unit Ordinance Revisions](#)  
                              [Exhibit 6 - AAPS Comment Letter](#)  
                              [Exhibit 7 - Draft Ordinance](#)  
                              [Public Comment Second Unit Ordinance Gerstle](#)

- 7-F**     [2016-3169](#)     Board Elections

## **8       MINUTES**

- 8-A**     [2016-3163](#)     Draft Meeting Minutes - April 11, 2016

## **9       STAFF COMMUNICATIONS**

- 9-A**     [2016-3171](#)     Zoning Administrator and Design Review Recent Actions and Decisions

- 9-B**     [2016-3172](#)     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 agendize a matter of business on a future agenda.**

**11-A**    [2016-3170](#)    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 3-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](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.