



City of Alameda

Meeting Agenda Planning Board

Wednesday, June 22, 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.

SPECIAL MEETING

- 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**
- 7 **REGULAR AGENDA ITEMS**

- 7-A** [2016-3033](#) PLN16-0165 - Westmont of Harbor Bay Assisted Living. Applicant: Chris Garwood for Pacific Union Land Investors LLC. Public hearing to consider a revision to the previously approved Final Development Plan PLN15-0092 (Esplanade site) to allow construction of an approximately 105,500-square-foot, two-story senior assisted living facility on the remainder of the undeveloped portion of the property at 2900 Harbor Bay Parkway. The site is located within a CM-PD Commercial Manufacturing Planned Development Zoning District in the Harbor Bay Business Park.

Pursuant to CEQA Guidelines Section 15162, there have been no significant changes in circumstances that require revisions to the previously certified Environmental Impact Report. The proposed project is not likely to cause substantial environmental damage or substantially and avoidably injure endangered, rare, or threatened fish or wildlife or their habitat.

Attachments: [Exhibit 1 - Prior Project Plans](#)
 [Exhibit 2a - Project Plans](#)
 [Exhibit 2b - Project Plans](#)
 [Exhibit 3 - Environmental Review](#)
 [Exhibit 4 - Correspondence](#)
 [Exhibit 5 - Draft Resolution](#)
 [Additional Correspondence \(rec'd up to 3 pm 6-22-16\)](#)

- 7-B** [2016-3034](#) 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 - Draft Ordinance](#)
 [Correspondence](#)

- 7-C [2016-3035](#) Planning Board Study Session: Encinal Terminals Master Plan Sub Area Land Uses and Building Heights.

Attachments: [Exhibit 1 - General Plan Policies](#)
 [Exhibit 2 - Draft Master Plan](#)

8 **MINUTES**

- 8-A [2016-3036](#) Draft Meeting Minutes - March 28, 2016

9 **STAFF COMMUNICATIONS**

- 9-A [2016-3038](#) Appointment of a Planning Board member to sit on Ad Hoc Committee for Preparation of the Economic Development Strategic Plan

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 [2016-3037](#) 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 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.