



City of Alameda

Meeting Agenda

Planning Board

Monday, July 11, 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.

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

7 REGULAR AGENDA ITEMS

- 7-A** [2016-3107](#) Hold a Public Hearing and Adopt the Resolution Recommending
Planning Board Approval of the Site A Phase 1 Tentative Subdivision
Map Application: PLN15-0570 - Site A Phase 1 Subdivision at
Alameda Point - Applicant: Alameda Point Partners. A Proposed
Tentative Map Application for a 12-Parcel Subdivision on 21.35
Acres, Including for Condominium Purposes on Lots 2 and 3, to
Implement the Alameda Point Master Infrastructure Plan and Site A
Development Plan.

Attachments: [Exhibit 1 - Phase 1 Tentative Map](#)
[Exhibit 2 - Resolution of Approval and Conditions for](#)
[Phase 1 Tentative Map](#)
[Exhibit 3 - Illustration of West Atlantic Avenue Street](#)
[Design](#)
[Item 7-A Public Comment](#)

- 7-B** [2016-3108](#) Adopt the Draft Resolution recommending that the City Council Hold a Public Hearing and Adopt a Negative Declaration, Introduce an Ordinance Amending Chapter 30 of the Alameda Municipal Code Section 3-4.21 E, Estuary District, and approve Tentative Map #8337 (PLN16-0240) for a 105 lot subdivision Located along the Oakland Inner Harbor Tidal Canal from approximately 1,800 Feet Northwest of the Park Street Bridge to approximately 2,300 Feet South of High Street Bridge.
- Attachments:** [Exhibit 1 - Tentative Map prepared by Ruggeri – Jensen – Azar](#)
 [Exhibit 2 - Draft IS/ND prepared by Douglas Herring & Associates](#)
 [Exhibit 3 - Draft E, Estuary District Amendment AMC 30-4.21](#)
 [Exhibit 4 - Draft Planning Board Resolution](#)
- 7-C** [2016-3116](#) 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 - Development Plan and Open Space Design Plans](#)
 [Exhibit 2 - Setback Standards and Sections](#)
 [Exhibit 3 - Resolution of Approval for Development Plan](#)
 [Exhibit 4 - Resolution Denying Extension for Tentative Map 8060.](#)
 [Exhibit 5 - Illustrative Development Plans](#)

8 MINUTES

- 8-A** [2016-3110](#) Draft Meeting Minutes - April 11, 2016

9 STAFF COMMUNICATIONS

- 9-A** [2016-3112](#) Zoning Administrator and Design Review Recent Actions and Decisions
- 9-B** [2016-3113](#) 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 [2016-3111](#) 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.