



# City of Alameda

## Meeting Agenda Planning Board

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Monday, March 27, 2017

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 Köster, and Board Members Burton, Curtis, Knox White,  
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**     [2017-4101](#)     PLN16-0185 - 1629 Webster Street - Applicant: Daniel Hoy for Sam and Michelle Koka. A Public Hearing to consider Design Review, Use Permit Amendment, and Zoning Text Amendment to construct an approximately 14,300-square-foot three-story, mixed-use building located on the southwesterly corner of Webster Street and Pacific Avenue. The new building contains approximately 5,000-square-feet of ground floor retail and a 16-bed senior boarding house on the second and third floors. The site is located within the C-C (Community Commercial) zoning district. The zoning text amendment adds boarding houses as an allowable use with use permit approval in the C-C, C-1 (Neighborhood Business), and C-2 (Central Business) Zoning Districts. The project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332 - Infill Development, and 15305 - Minor Alterations to Land Use Limitations.

**Attachments:**     [Exhibit 1-November 14, 2016 Planning Board Staff Report](#)  
                              [Exhibit 2-Project Plans](#)  
                              [Exhibit 3-Draft Design Review & Use Permit Resolution](#)  
                              [Exhibit 4-Draft Zoning Text Amendment Resolution](#)  
                              [Item 7-A Public Comment](#)  
                              [Item 7-A Presentation](#)

- 7-B**     [2017-4102](#)     Public Hearing on the Encinal Terminals Draft Focused Supplemental Environmental Impact Report (SCH#2016042076)

**Attachments:**     [Exhibit 1- Letter from Caltrans](#)  
                              [Item 7-B Public Comment](#)

**8           MINUTES**

**9           STAFF COMMUNICATIONS**

- 9-A**     [2017-4097](#)     Zoning Administrator and Design Review Recent Actions and Decisions
- 9-B**     [2017-4098](#)     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**    [2017-4095](#)    Subcommittee for Alameda Marina

**11-B**    [2017-4096](#)    Subcommittee with Commission on Disability Issues regarding Universal Design Ordinance

**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.