



City of Alameda

Meeting Agenda

Planning Board

Monday, February 25, 2019

7:00 PM

City Hall, 2263 Santa Clara Avenue, Council
Chambers, 3rd Floor, Alameda, CA 94501

1 **CONVENE**

2 **FLAG SALUTE**

3 **ROLL CALL**

President Sullivan, and Board Members Cavanaugh, Curtis, Mitchell,
Rothenberg, Saheba, and Teague

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 [2019-6579](#) PLN19-0044 - Del Monte Warehouse Design Review Amendment -
1501 Buena Vista Avenue - Applicant: TL Partners I L.P. Public
hearing to consider revisions to previously approved Design Review
(PLN14-0059) to modify the design of the monitors (rooftop structures)
on Bays 1 and 4 as part of restoration of the historic Del Monte
Warehouse. The proposal is limited to architectural changes only and
does not affect the previously approved land use, unit count, and
parking. The site is zoned M-X, Mixed-Use with a Multi-Family
Residential Overlay. The Environmental Impact Report for the Northern
Waterfront General Plan Amendment and Subsequent Mitigated
Negative Declaration for the Del Monte Warehouse Project satisfies
environmental review requirements for this project under the California
Environmental Quality Act.

Attachments: [Exhibit 1 Design Review Amendment Plans dated January
29, 2019](#)
[Exhibit 2 Secretary of the Interior's Standards
Compliance Assessment](#)
[Exhibit 3 Draft Resolution](#)
[Item 6-A Correspondence](#)

7 REGULAR AGENDA ITEMS

- 7-A** [2019-6576](#) PLN18-0533 - Use Permit Call for Review - 2400 Monarch Street (Alameda Point, Bldg 44) - Applicant: Jeffrey Nibler on behalf of Wonky Kitchen, LLC. Public hearing to consider a call for review of the Zoning Administrator's approval of an administrative use permit to allow the operation of food trucks within the parking lot of Building 44 at Alameda Point (2400 Monarch Street), and to allow extended hours of operation for the food trucks before 7:00 AM, starting at 6:00 AM, and after 10:00 PM, staying open until midnight. The applicant proposes having up to three food trucks operating on the site at one time, seven days a week. The property is located within the AP-AR (Alameda Point, Adaptive Reuse) Zoning District. The Alameda Point Final Environmental Impact Report evaluated the environmental impacts of redevelopment and reuse of the lands at Alameda Point, and no further review is required for this project. As a separate and independent basis, this project is categorically exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 - Existing Facilities.

Attachments: [Exhibit 1 PLN18-0533 – Administrative Use Permit w/Site Plan](#)
 [Exhibit 2 Food Truck Guidelines](#)
 [Item 7-A Public Comment](#)

- 7-B** [2019-6580](#) Planning Board Recommendation that the City Council Accept the City of Alameda 2018 General Plan and Housing Element Annual Report and Consideration of the Transportation Choices Plan Annual Report. The review of the annual reports is exempt from the California Environmental Quality Act

Attachments: [Exhibit 1 General Plan and Housing Element Annual Report](#)
 [Exhibit 2 Transportation Choices Plan Annual Report](#)

- 7-C** [2019-6582](#) PLN19-0046 -Design Review for Alameda Marina Waterfront Park 1829 Clement Avenue. Applicant: Alameda Marina Development, LLC. The Planning Board will hold a public hearing to consider a Design Review application to construct approximately 3.5 acres of publically accessible waterfront open space, parks, landscaping and roadway and sidewalk improvements on the Alameda Marina property generally located between Clement Avenue and the Oakland Estuary and between Alameda Marina Drive and Willow Street. The environmental effects of the proposed project were considered and disclosed in the Alameda Marina Master Plan Environmental Impact Report (State Clearinghouse #2016102064). No further environmental review is required under the California Environmental Quality Act for the proposed improvements.
- Attachments:** [Exhibit 1 Alameda Marina Master Plan](#)
 [Exhibit 2 Alameda Marina Open Space Development Plan](#)
 [Exhibit 3 Request for Qualifications](#)
 [Item 7-C Correspondence](#)

8 **MINUTES**

9 **STAFF COMMUNICATIONS**

- 9-A** [2019-6573](#) Planning, Building and Transportation Department Recent Actions and Decisions

10 **WRITTEN COMMUNICATIONS**

- 10-A** [2019-6574](#) Future Public Meetings and Upcoming Planning, Building and Transportation Department Projects

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.

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 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.