



City of Alameda

Meeting Agenda

Planning Board

Monday, September 23, 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 Curtis, Board Members Cavanaugh, Hom, Rothenberg, Ruiz,
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** [2019-7266](#) **PLN19-0056 - Design Review - 1527 Park Street - Applicant:**
Maxwell Beaumont for Theresa Do - Public hearing to consider
Design Review to allow the construction of an approximately
738-square-foot one-story restaurant on an approximately
10,207-square-foot property located at 1527 Park Street. The site is within
the C-C-T, Community Commercial - Theatre Combining District. The
project is categorically exempt from the California Environmental Quality
Act (CEQA) Guidelines Section 15303 - New construction of small
structures

Attachments: [Exhibit 1 Project Plans](#)
 [Exhibit 2 Draft Resolution](#)

- 6-B** [2019-7267](#) **PLN19-0377 - Lot Line Adjustment - 1951 Harbor Bay Parkway - Applicant: Joe Ernst.** Consideration of a Lot Line Adjustment application to reconfigure three parcels in the Harbor Bay Business Park. The reconfiguration changes the parcel lines of three adjoining parcels to create two parcels, an 8.4-acre lot with existing development and a 5.1-acre vacant lot. The project site is located in the Harbor Bay Business Park C-M-PD (Commercial-Manufacturing Planned Development) Zoning District. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305(a) - Minor Alterations in Land Use Limitations
- Attachments:** [Exhibit 1 Proposed Lot Line Adjustment Map](#)
 [Exhibit 2 Draft Resolution](#)

7 REGULAR AGENDA ITEMS

- 7-A** [2019-7268](#) **PLN19-0443 - General Plan Text Amendment - Harbor Bay Business Park - Applicant: Joe Ernst on behalf of srmErnst Development Partners.** Public hearing to consider recommending the City Council approve a General Plan Text Amendment to clarify the allowable Floor Area Ratios (FAR) at Harbor Bay Business Park. This amendment would make consistent the Land Use Element text and the existing business park Planned Development zoning regulations by clarifying that a 0.5 FAR limit only applies to the portion of the Harbor Bay Business Park located between the lagoon and the bay, between the intersections of Mecartney Road and Adelphian Way to the north, and North Loop Road and Harbor Bay Parkway to the south. The clarification results in an internally consistent Land Use Element and aligns the Business Park land use classification with existing entitlements, as well as the City's past practice and historical interpretation.
- Attachments:** [Exhibit 1 Application Letter](#)
 [Exhibit 2 Excerpt from November 13, 2018 Planning Board Staff Report](#)
 [Exhibit 3 Comparison Maps of 0.5 FAR Area](#)
 [Exhibit 4 Draft General Plan Text Amendment](#)
 [Exhibit 5 Draft Resolution](#)

- 7-B** [2019-7269](#) **Adoption of Objective Design Review Standards for Multi-family Residential Development as an addendum to the Citywide Design Review Manual.** These Standards are applicable to all future multi-family residential development in the City seeking permit streamlining pursuant to state law. The adoption of Objective Design Review Standards is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3), where it can be seen with certainty that adoption of design standards will not have a significant effect on the environment, and Section 15183, projects consistent with a community plan, general plan or zoning **(Continued from the Planning Board Meeting of 9/9/2019)**

Attachments: [Exhibit 1 - Draft Objective Multi-family Residential Design Review Standards](#)
 [Exhibit 2 - Draft Resolution](#)
 [Public comment](#)
 [Public Comment 9-23-19](#)

8 MINUTES

- 8-A** [2019-7259](#) Draft Meeting Minutes - June 10, 2019
- 8-B** [2019-7260](#) Draft Meeting Minutes - July 8, 2019
- 8-C** [2019-7261](#) Draft Meeting Minutes - July 22, 2019

9 STAFF COMMUNICATIONS

- 9-A** [2019-7262](#) Planning, Building and Transportation Department Recent Actions and Decisions
- 9-B** [2019-7263](#) Oral Report - Future Public Meetings and Upcoming Planning, Building and Transportation 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.

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 Planning, Building and Transportation 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 Planning, Building and Transportation 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 Planning, Building and Transportation Department at 510.747.6805 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 Planning, Building and Transportation Department's Executive Assistant, Nancy McPeak, at 510.747.6805 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.