



# City of Alameda

## Meeting Agenda

### Planning Board

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Monday, January 27, 2020

7:00 PM

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

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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      [2020-7656](#)      PLN19-0501 - 2800 Fifth Street - Applicant: Catellus Alameda  
Development, LLC. - Public Hearing to consider a recommendation to  
approve Parcel Map No. 11038 to subdivide six parcels into four  
parcels comprising approximately 22.86 acres. The project is exempt  
from the California Environmental Quality Act (CEQA) pursuant to  
CEQA Guidelines Section 15315 - Minor Land Divisions. As a  
separate and independent basis, the 2006 Final Supplemental  
Environmental Impact Report was certified in accordance with the  
California Environmental Quality Act for the Alameda Landing Mixed  
Use Development (State Clearinghouse #2006012091) and no further  
environmental review is required.

**Attachments:**      [Exhibit 1 Parcel Map 11038](#)  
[Exhibit 2 Draft Resolution](#)

7      **REGULAR AGENDA ITEMS**

- 7-A**     [2020-7657](#)     PLN18-0562 - Use Permit - 2331 North Loop Road - Applicant: John L. Lipp on behalf of Friends of the Alameda Animal Shelter. Public hearing to consider a use permit to allow the operation of an animal shelter that will include indoor boarding for up to 34 animals, two supervised outdoor animal runs, administrative offices, and community events, in a new, 12,000-square-foot building on a 0.45 acre parcel. Pursuant to Alameda Municipal Code Section 30-4.10.c, animal shelters with supervised outdoor runs require the approval of a use permit when located within 200 feet of any residential district. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15332 (Infill Development) and 15183 (projects consistent with General Plan and Zoning).

**Attachments:**     [Exhibit 1 Project Plans](#)  
                                 [Exhibit 2 Timeline of FAAS Outreach](#)  
                                 [Exhibit 3 Draft Resolution](#)  
                                 [Item 7-A Public Comment rev 1-27-20](#)

- 7-B**     [2020-7658](#)     PLN20-0017 - Block 11 Landscape Plan - Alameda Point Site A - Applicant: Alameda Point Partners. Public Hearing to consider the proposed landscape plan for Block 11 at Alameda Point Site A. The landscape plan follows final Planning Board approval of Design Review for the Block 11 building architecture on December 9, 2019. Approval of the landscape plan for the Block 11 is not subject to CEQA under McCorkle Eastside Neighborhood Group v. City of St. Helena (2018) 31 Cal.App.5th 80, which found that design review for by-right projects is a ministerial decision under Public Resources Code section 21080.

**Attachments:**     [Exhibit 1 Block 11 Landscape Plan](#)  
                                 [Exhibit 2 Draft Resolution](#)

- 7-C**     [2020-7659](#)     PLN19-0477 - Design Review Study Session - 2390 Mariner Square Drive - Applicant: Banner NorCal Developer, LLC. The Planning Board will hold a study session for a new, six-story self-storage building and outdoor storage for boats and recreational vehicles with associated landscaping and fencing. The proposed building is approximately 72 feet in height at its tallest point and approximately 110,844 square feet in size. The project is located within the M-2, General Industrial (Manufacturing) Zoning District. The proposed building is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332 - Infill Development.
- Attachments:**     [Exhibit 1 Project Plans](#)  
                                 [Exhibit 2 Building Renderings](#)  
                                 [Exhibit 3 Final Parking and Trip Generation Evaluation, dated October 8, 2019](#)

## **8            MINUTES**

- 8-A**     [2020-7654](#)     Draft Meeting Minutes - November 12, 2019
- 8-B**     [2020-7655](#)     Draft Meeting Minutes - November 25, 2019

## **9            STAFF COMMUNICATIONS**

- 9-A**     [2020-7652](#)     Planning, Building and Transportation Department Recent Actions and Decisions
- 9-B**     [2020-7653](#)     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](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.