



City of Alameda

Meeting Agenda

Planning Board

Monday, March 9, 2020

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 [2020-7778](#) Public Hearing to Consider a Finding of General Plan Conformity for
the Disposition of Real Property at 2800 Fifth Street

Attachments: [Exhibit 1 Draft Resolution](#)

7 **REGULAR AGENDA ITEMS**

7-A [2020-7776](#) PLN19-0556 - Phase I Waterfront Park Design Review Amendment -
Alameda Point Site A - Applicant: Alameda Point Partners. Public
hearing to consider whether the planting of palm trees in the
Waterfront Park. The environmental effects of the proposed project
were considered and disclosed in the Alameda Point Environmental
Impact Report (State Clearinghouse #2013012043). No further
environmental review is required. (Continued from February 24, 2020)

- 7-B** [2020-7777](#) PLN19-0477 - Use Permit and Design Review- 2390 Mariner Square Drive - Applicant: Banner NorCal Developer, LLC. Public hearing to consider Design Review, Parking Reduction, and Use Permit 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 applicant is requesting a reduction in required parking pursuant to Alameda Municipal Code (AMC) Section 30-7.12. 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 Sections 15332 - Infill Development and 15183 - Projects Consistent with General Plan or Zoning
- Attachments:** [Exhibit 1 Project Plans](#)
 [Exhibit 2 Letter from Applicant](#)
 [Exhibit 3 Draft Resolution](#)
 [Item 7-B Public Comment](#)
- 7-C** [2020-7779](#) PLN19-0601 - Adoption of a Mitigated Negative Declaration & Mitigation Monitoring and Reporting Program and Use Permit - Alameda Municipal Power Solar Facility - Doolittle Landfill site (Doolittle Drive and Harbor Bay Parkway) - Applicant: Alameda Municipal Power. Public hearing to consider adoption of a Mitigated Negative Declaration & Mitigation Monitoring and Reporting Program and Use Permit to allow the construction and operation of a 2.0 megawatt photovoltaic solar facility on an 11-acre portion of the 33.2-acre Doolittle Landfill site located northwest of the intersection of Doolittle Drive and Harbor Bay Parkway. An Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program have been prepared to analyze the environmental effects of the project in compliance with the California Environmental Quality Act (CEQA)
- Attachments:** [Exhibit 1 Project Plans](#)
 [Exhibit 2 Notice of Intent to Adopt a MND](#)
 [Exhibit 3 Draft IS/MND & MMRP Resolution](#)
 [Exhibit 4 Draft Use Permit Resolution](#)
 [Item 7-C Public Comment](#)

- 7-D** [2020-7782](#) PLN19-0564 - Phase II Alameda Marina Master Plan Project - 1815 Clement Avenue (between Chestnut Street and Willow Street) - Applicant: Alameda Marina, LLC. Public hearing to consider Phase II of the Alameda Marina Master Plan Project. The approvals requested by the Applicant include a Development Plan and Design Review application for 182 townhouse units in 31 buildings, a waiver from the 100% visitability requirement under the Universal Design Ordinance, and approval of the Affordable Housing Plan and Transportation Demand Management Plan for the entire Master Plan project. The environmental effects of the proposed project were considered and disclosed in the Alameda Marina Master Plan EIR (State Clearinghouse #2016102064). No further environmental review is required under the California Environmental Quality Act (CEQA)

Attachments: [Exhibit 1 Alameda Marina Phase II Development Plan and Design Review Plan](#)
[Exhibit 2 Applicant's Alternative Site Plan Concept](#)
[Exhibit 3 Applicant's Letter Request for Waiver to 100% Visitability Requirement](#)
[Exhibit 4 Draft Transportation Demand Management Plan](#)
[Exhibit 5 Draft Affordable Housing Plan](#)
[Exhibit 6 Draft Resolution](#)

- 7-E** [2020-7783](#) Discussion of Veterans Administration Plans to use Fuel Oil for Heating the Proposed Alameda Point Facility

8 MINUTES

9 STAFF COMMUNICATIONS

- 9-A** [2020-7765](#) Planning, Building and Transportation Department Recent Actions and Decisions
- 9-B** [2020-7766](#) Oral Report - Future Public Meetings and Upcoming Planning, Building and Transportation Department Projects
- 9-C** [2020-7780](#) Discussion Regarding Planning Board Packets

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 agendaize a matter of business on a future agenda.

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 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.