



City of Alameda

Meeting Agenda

Planning Board

Monday, March 23, 2020

7:00 PM

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

Members of the public can address the Planning Board telephonically or electronically during the meeting via email (clerk@alamedaca.gov) or via text (510-747-4802) or voicemail (510-747-4802). Comments submitted during the meeting will be read.

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 [2020-7840](#) 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). Item continued from the March 9, 2020 Planning Board Meeting. Staff request item be continued to the April 13, 2020 Planning Board Meeting.

7 REGULAR AGENDA ITEMS

- 7-A** [2020-7841](#) PLN19-0598 - Use Permit Amendment - 2350 Saratoga Street (Alameda Point, Building 8) - Applicant: Jonah Hendrickson on behalf of Alameda Point Redevelopers. Public hearing to consider a call for review of the Zoning Administrator's approval of an amendment to Use Permit (PLN16-0468) to revise the conditions of approval to be consistent with recent changes to the Zoning Ordinance, including increasing the maximum number of allowed Work/Live units from 88 to 250. Resolution PB-16-29 was rescinded and replaced with the subject Use Permit PLN19-0598. The property is located in the AP-AR (Alameda Point, Adaptive Reuse) Zoning District, and is a contributing structure within the NAS Alameda Historic District. The City of Alameda certified the Alameda Point Final EIR (State Clearinghouse No. 201312043), which evaluated the environmental impacts of redevelopment and reuse of the lands at Alameda Point. No further environmental review is required for this project.
- Attachments:** [Exhibit 1 Zoning Administrator Approval of PLN19-0598](#)
 [Exhibit 2 Floor Plan Example](#)
 [Exhibit 3 Draft Resolution](#)
- 7-B** [2020-7845](#) Boatworks Project, PLN 20-0118, -0119, -0120, -0121 and -0122 at 2229 and 2235 Clement Avenue - Applicant: Boatworks LLC. A Public Hearing to consider entitlements for the development of the 9.4 acre property located at 2229 - 2235 Clement Avenue with 182 residential units and a publicly accessible waterfront open space. The entitlements include requests for a tentative map, density bonus, development plan, open space design review, and development agreement. An environmental impact report was certified in 2010 for the project in compliance with the California Environmental Quality Act and no further review is required.
- Attachments:** [Exhibit 1 Tentative Map](#)
 [Exhibit 2 Density Bonus application](#)
 [Exhibit 3 Development Plan and Open Space Design Review](#)
 [Exhibit 4 Draft Resolution recommending City Council approval of Tentative Map, Density](#)
 [Exhibit 5 Draft Ordinance approving Development Agreement and Development Agreement](#)
 [Item 7-B Public Comment](#)

- 7-C [2020-7847](#) PLN19-0448 - Development Plan and Tentative Map - 2607 Santa Clara Avenue - Applicant: Branagh Land Inc. Public Hearing to consider a Development Plan and Tentative Map No. 8534 to allow the construction of four single-family dwellings within an existing residential development, and to subdivide the existing 1.29-acre property into fifteen (15) lots. The property is located within the R-5-PD, General Residential-Planned Development zoning district and the R-4-PD, Neighborhood Residential-Planned Development zoning district. The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines Section 15332, In-fill Development

Attachments: [Exhibit 1 Development Plan and Tentative Map Plans](#)
[Exhibit 2 Development Plan Draft Resolution](#)
[Exhibit 3 Tentative Map Draft Resolution](#)

8 MINUTES

- 8-A [2020-7848](#) Draft Meeting Minutes - January 27, 2020

9 STAFF COMMUNICATIONS

- 9-A [2020-7824](#) Planning, Building and Transportation Department Recent Actions and Decisions
- 9-B [2020-7825](#) 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.