



City of Alameda

Meeting Agenda

Planning Board

Monday, June 28, 2021

7:00 PM

Via Zoom

Due to Governor Executive Order N-29-20, Planning Board members can attend the meeting via teleconference.

For information on public participation see the following:

<https://www.alamedaca.gov/GOVERNMENT/Public-Comment-Guide>

The City will allow public participation via Zoom. Register in advance for this webinar:

https://alamedaca-gov.zoom.us/webinar/register/WN_83NaXtpmSjOKO9r7yoZ1UA

Meeting ID: 814 5870 4942

For Telephone Participants:

Zoom Phone Number: 669-900-9128

Zoom Meeting ID: 814 5870 4942

Passcode: 260387

Any requests for reasonable accommodations from individuals with disabilities should be made by contacting the City Clerk's office (clerk@alamedaca.gov or 510-747-4800).

City Hall will be NOT be open to the public during the meeting

- 1 CONVENE
- 2 FLAG SALUTE
- 3 ROLL CALL
President Teague, Board Members Cisneros, Curtis, Hom, Rothenberg, Ruiz, and Saheba
- 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**7 REGULAR AGENDA ITEMS****7-A** [2021-1043](#) Board Elections

7-B [2021-1047](#) PLN20-0541 - 910 Centennial Avenue - Administrative Variance and Design Review - Applicant: Amornrit Pudkeepamrongrit. Public hearing to consider a Call for Review of the Zoning Administrator's approval of an Administrative Variance and Design Review to allow the construction of a new 1,907 square foot two-story single-family home. Due to the narrow 22-foot lot width, a variance is necessary to allow a 3-foot side yard setback on the east side and a 1-foot setback on the west side where 5-foot setbacks are required, and to allow the new home to be constructed with the same 14-foot 6-inch front yard setback as the existing detached garage that exists onsite where a 20-foot setback is required. General Plan: Medium-Density Residential. Zoning: R-2, Two-Family Residence District. CEQA Determination: Exempt per CEQA Guidelines Section 15303 - New Construction of Small Structures and 15305 - Minor Alterations in Land Use Limitations. None of the exceptions to the categorical exemptions in CEQA Guidelines Section 15300.2 apply

Attachments: [Exhibit 1 Zoning Administrator Approval](#)
[Exhibit 2 Project Plans and Photographs](#)
[Exhibit 3 Planning Board Member Email](#)
[Exhibit 4 Neighborhood Lot Width Analysis](#)
[Exhibit 5 Public Correspondence](#)
[Exhibit 6 Draft Resolution](#)
[Item 7-B Public Comment Additional Comments as of June 29, 2021](#)

- 7-C** [2021-1049](#) PLN19-0237 - Design Review - 1929 Webster Street - Applicant: Daniel Cukierman. Public hearing to consider a Design Review to allow the construction of a new 6,210 square foot commercial building, intended for a restaurant and tavern, on a vacant commercial property adjacent to the Cross Alameda Trail. This Design Review for the building comes after the Planning Board approved a Use Permit for the tavern use, outdoor seating, and extended hours of operation and Parking Variance in 2020. The site is located within the C-C, Community Commercial District. The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, In-fill Development

Attachments: [Exhibit 1 Project Plans](#)
 [Exhibit 2 Draft Resolution](#)
 [Item 7-C Public Comment](#)

- 7-D** [2021-1054](#) Public Hearing to Consider Draft Amendments to Alameda Municipal Code Section 30-7 Off-Street Parking and Loading Space Regulations to improve environmental quality in Alameda and implement the City of Alameda Climate Action and Resiliency Plan and Transportation Choices Plan. The proposed amendment is exempt from the requirements of California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b) (3), where it can be shown with certainty that the proposed amendments will not have a significant effect on the environment

Attachments: [Exhibit 1 Proposed off-street parking requirements](#)
 [Exhibit 2 Existing off-street parking requirements](#)

8 MINUTES

- 8-A** [2021-1046](#) Draft Meeting Minutes - May 10, 2021

9 STAFF COMMUNICATIONS

- 9-A** [2021-1044](#) Planning, Building and Transportation Department Recent Actions and Decisions
- 9-B** [2021-1045](#) 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:

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.

* Sign up to receive agendas here: <https://alameda.legistar.com/Calendar.aspx>

- **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.