



# City of Alameda

## Meeting Agenda

### Planning Board

---

Monday, December 13, 2021

7:00 PM

Via Zoom

---

Pursuant to Assembly Bill 361, codified at Government Code Section 54953, 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 by clicking the link below:

[https://alamedaca-gov.zoom.us/webinar/register/WN\\_jl0rweV1SPGQKxel8aGz-w](https://alamedaca-gov.zoom.us/webinar/register/WN_jl0rweV1SPGQKxel8aGz-w)

For Telephone Participants:

Zoom Phone Number: 669-900-9128

Meeting ID: 843 0323 6482

Passcode: 710093

Any requests for reasonable accommodations from individuals with disabilities should be made by contacting the City Clerk's office ([clerk@alamedaca.gov](mailto: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 Saheba, Board Members Cisneros, Curtis, Hom, Rothenberg, Ruiz, 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     [2021-1539](#)     2022 Planning Board Regular Meeting Schedule

**Attachments:**     [2022 Planning Board Regular Meeting Schedule](#)

## 7            **REGULAR AGENDA ITEMS**

- 7-A     [2021-1557](#)     Public hearing to consider amending Alameda Municipal Code Chapter 30 (Development Regulations) Section 30-4.1, R-1, One-Family Residence District and 30-2 Definitions to bring the R-1 regulations into compliance with State Law and implement Senate Bill 9. The proposed text amendments are exempt from the requirements of CEQA pursuant to SB 9, which states that an action by a local agency to adopt an ordinance to implement the provisions of SB 9 shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code

**Attachments:**     [Exhibit 1 SB 9 Text](#)  
                              [Exhibit 2 Map, R-1 Districts](#)  
                              [Exhibit 3 Report, Turner Center for Housing Innovation, July 2021](#)  
                              [Exhibit 4 Draft Resolution](#)  
                              [Item 7-A Public Comment as of 12-14-21](#)

- 7-B     [2021-1558](#)     Objective Design Review Standards for One- and Two-Family Dwellings. Public hearing to consider Objective Design Review Standards for development allowed under Senate Bill 9. Adoption of the Objective Standards is exempt from CEQA pursuant to CEQA Guidelines Sections 15061(b)(3), the common sense exception that CEQA applies only to projects that have the potential for causing a significant effect on the environment, and Section 15183, projects consistent with a community plan, general plan or zoning

**Attachments:**     [Exhibit 1 Draft Objective Design Review Standards for One- and Two-Family Dwellings](#)  
                              [Exhibit 2 Draft Resolution](#)  
                              [Item 7-B Public Comment](#)  
                              [Item 7-B Public Comment 2](#)

- 7-C     [2021-1559](#)     Public Hearing to Consider Amendments to the Bayport/Alameda Landing Master Plan and Alameda Landing Waterfront Residential Planned Development at 2800 Fifth Street (PLN21-0457) to eliminate a requirement for a minimum of 5,000 square feet of commercial services space adjacent to the Alameda Landing Waterfront Park on Fifth Street

**Attachments:**     [Exhibit 1 Letter from Pulte](#)  
                              [Exhibit 2 Exhibits showing different alternatives.](#)  
                              [Exhibit 3 Draft Resolution](#)  
                              [Item 7-C Public Comment](#)

## 8            MINUTES

- 8-A     [2021-1540](#)     Draft Meeting Minutes - September 27, 2021
- 8-B     [2021-1541](#)     Draft Meeting Minutes - October 11, 2021
- 8-C     [2021-1542](#)     Draft Meeting Minutes - October 25, 2021

## 9            STAFF COMMUNICATIONS

- 9-A     [2021-1555](#)     Planning, Building and Transportation Department Recent Actions and Decisions
- 9-B     [2021-1556](#)     Oral Report - Future Public Meetings and Upcoming Planning, Building and Transportation Department Projects
- 9-C     [2021-1560](#)     End of Year Planning Board and Planning Department Accomplishments

## 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](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.