Exhibit 1
Item 5-B, July 13 2026
Planning Board Meeting

Summary of Working Group Comments

A working group composed of representatives from the West Alameda Business Association (WABA) and Downtown Alameda Business Association (DABA); a commercial realtor; architects; and two Planning Board members met three times during the first half of 2026. The working group provided input on a range of issues related to zoning regulations for businesses in the Park Street and Webster Street commercial corridors.

The following represents staff's summary of comments received at the working group meetings rather than a complete set of meeting minutes.

Meeting 1: February 12, 2026

Question: How and if to allow more office and other non-retail uses?

- How do we do this while not diluting foot traffic and vibrancy?
- Would not want a whole block of offices in the heart of Park Street
- Consider that some office spaces are more "vibrant" than others. For example, co-working spaces might offer more activity
- Consider size as a factor in allowing offices? Allow smaller offices but not larger ones?

Question: For conditional uses to which standard conditions are often applied, such as outdoor dining—can we change them to "by-right," with the standard conditions built in as performance standards?

- How to handle the probationary periods that have often been conditions of approval? For example, use permits for outdoor dining are sometimes granted for one year, then if the business complies with their conditions, they can apply to extend the use permit.
- Having very specific performance standards would help. For example, a decibel level for outdoor dining.

Question: How should the code itself be designed in order to maximize clarity and flexibility?

- Move away from a laundry list of uses and towards fewer, consolidated categories. Definitions of the uses will be important.
- Add certainty to the process, providing developers, property and business owners with clarity and predictability, so they can plan without having to be concerned with different interpretations of the code from different planners.
- Examples/best practices from other cities would be very helpful.

Additional topics raised by participants:

- Zoning is not the only issue. Another obstacle is the significant, expensive upgrades needed to some buildings.
- Can we standardize the HAB review process to make review and compliance faster and less expensive?
- While economic development is not the only goal of this update, changes that improve the built environment, pedestrian experience, and experiences of folks who typically interact with the C-C zoning district the most (business and property owners) contribute to economic development.
- Establish what we want and then work backwards to the uses. For example, we want:

    - Reasonable noise at reasonable hours
    - Pedestrian activity. We made a commitment to the community to have foot traffic most days per week on Park and Webster.
    - No blank walls
- Uses that participants were interested in exploring/allowing:
    - Experiential uses
    - Co-working
    - Maker spaces
    - Pop-ups
- The update should include the section of Park Street north of Lincoln Avenue (the North Park Street District), not just the section south of Lincoln (the C-C District).
- Need to consider the undertones of allowed/disallowed uses – who runs the businesses that we don't allow?
- Concerns about pedestrian safety and infrastructure (not zoning issues):
    - Consider closing streets to cars some days, as has been done in other jurisdictions? Or ways to slow traffic down?
    - Consider pedestrian scrambles?

Meeting 2: April 23, 2026

Concentrating Retail into Core Areas

Question: Should retail (along with retail services and dining) be concentrated in specific areas to encourage a critical mass of retail, while allowing a broader range of uses outside of core areas?

Staff presented two alternatives for concentrating retail within the Park Street corridor:

- *Concentrating retail south of Lincoln (the C-C District), while allowing a broader range of uses north of Lincoln (the NP-G District).*
- *Concentrating retail in Business Improvement Area (BIA) Area B, which runs along Park Street from Lincoln to Encinal, while allowing a broader range of uses in Benefit Area A, which includes Park Street North of Lincoln and south of Encinal, as well as blocks that front on side streets rather than Park Street.*

Working group members generally expressed a preference for the second option, concentrating retail uses in BIA Benefit Area B. However, they commented that in order for the question to be more meaningful, it needed to be grounded in the specific types of uses that would be allowed in the core and outer areas.

Offices

Question: Should offices be allowed on the ground floor? If so, does the type or size of the offices matter? What can encourage office uses to have vibrant storefronts?

- Working group members offered a range of opinions about ground-floor offices:
    - Some supported allowing ground-floor offices.
    - Others had concerns that too much office would impact the vibrancy of the districts, such as by closing early, not attracting walk-up customers, and having dull, closed-off storefronts.

- Concern with concentration and spacing of ground-floor offices. Wouldn't want to see whole block faces of Park or Webster occupied by offices.
- More openness to office types that have more activated spaces, such as lot of workers or customers coming in and out, or storefront-like displays. Examples could include optometrist offices that display and sell glasses, realty offices with listings in the windows, coworking spaces, and incubator spaces.
- One member expressed particular support for coworking spaces.
- Another noted that small offices for sole proprietors often have high turnover, which can lead to more frequent vacancies.
- One member suggested revising the current 50% of frontage rule in the C-C District for greater clarity and fairness for spaces of different sizes and shapes.

Artist Studios/Maker Spaces

Question: Should artist studios be allowed by right on the ground floor?

- Members expressed substantial support for art studios, with some concerns and caveats:
  - Art studios should have some kind of activity – instruction, classes, gallery space, etc. Wouldn't want studios that are completely internally focused with no interaction with public or the street/sidewalk.
  - Heavy industrial art studios shouldn't be allowed. Limit potential hazardous impacts (e.g., noise, hazardous materials).
  - Consider applying environmental performance standards to limit impacts on surrounding uses.
- Acknowledgement that studios focused on classes for the public are already being allowed as a "private instruction" use. The zoning update should clarify the definitions.

Gyms

Question: should gyms be allowed on the ground floor?

- Members noted that Park and Webster already have a number of gyms. Staff explained that many of these either have a use permit or fall under definition of "private instruction," which is permitted by right on ground floor.
- General support for allowing gyms on ground floor, with some caveats:
  - Large, expensive, members-only health clubs would not be a desirable use
  - The need for privacy for gym-goers often leads to opaque windows, creating more dead storefronts
  - Observation that Park and Webster probably don't have the right building size or parking for large gyms

Storefront Activation and Visibility

Question: How to ensure visually interesting, active storefronts, especially if we introduce more nonretail business types into the districts?

- Desire to activate storefronts through window displays or visibility into active spaces.
- However, concerns about establishing window/storefront transparency standards:
  - More rules and regulations for new businesses
  - Such standards can be difficult to enforce and often aren't followed

Additional Topics Raised

- Operating hours: concern with stores not having consistent, standard operating hours or evening hours, which lessens the shopping/visitor experience.

Meeting 3: June 24, 2026

Grocery Stores and Convenience Stores

Question: Should grocery stores and/or convenience stores be permitted by right? Are there any aspects of grocery and convenience stores that raise concerns and should continue to require a use permit?

- Grocery stores and convenience stores should be allowed by right if they operate within standard business hours.
- If they have late-night/nonstandard hours, the late operation should require a use permit.
- Varied opinions about whether selling alcohol within a grocery or convenience store should require a use permit:
    - Some concern about alcohol sales by right, as it would not allow for early oversight and would only be monitored through code enforcement.
    - Explore ways of allowing limited/accessory alcohol sales, whether by percent of floor/display area dedicated to alcohol or by type of alcohol sold (beer and wine vs. hard liquor).
- Look into how peer cities regulate alcohol sales in grocery and convenience stores.
- Desire to see ethnic grocery stores and other specialty grocery stores. Small stores seem more likely than big supermarkets on Park or Webster, given the building stock.
- Need for good definitions of grocery store and convenience store.

Hair and Nail Salons

Question: Should salons be allowed by right instead of conditionally permitted on Webster Street? What about on North Park Street?

- Shift approach to allow salons on Webster Street, just as they're currently allowed on CC-District portion of Park Street.
- Make regulations for North Park Street same as rest of Park Street. No need for use permit for personal services (including salons) on the ground floor.
- Business district associations would like to maintain a level of oversight to ensure a variety of business types. However, zoning might not be the right tool for this. Explore tools outside of zoning to help curate a diverse mix of businesses.

Massage Businesses

Question: Should massage businesses be allowed on the ground floor?

- Varied opinions about massage businesses on the ground floor:
    - Massage is commonly located on ground floor shopping centers, so the C-C should allow the same.
    - Massage should stay on upper floors because it doesn't tend to create good sidewalk-level activity. Visibility into the space tends to be limited.
- Consider distinction between massage places and day spas.

- It helps if the massage establishment is combined with some kind of retail in front.
- Remove outdated 2% floor area limitation for massage as an accessory use to hair salons.

Tattoo Studios

Question: Should tattoo parlors/studios be allowed on the ground floor?

- Tattoo increasingly recognized as an artform. Current restrictions are outdated.
- In contrast to massage, tattoo studios tend to offer interesting storefronts.
- Consider allowing by right on ground floor with storefront/window transparency standards.

Commercial Recreation/Experience Uses

Question: Should commercial recreation be permitted by right instead of requiring a conditional use permit?

- Drawing people to business districts with recreation/experience uses is a good idea.
- Many commercial recreation establishments are small (~ 2,000–3,000 sq. ft.), while others are large.
- Smaller commercial recreation establishments may be appropriate to allow by right. Larger venues may require a use permit due to occupancy, noise, or traffic.
- Potential criteria for use permit trigger: square footage, number of occupants, or type of activity.
- Consider requiring a retail component or storefront display.

Event Spaces

Question: Could event spaces be an appropriate use in the Park and Webster corridors?

- This could represent an opportunity to fill larger, underused commercial spaces.
- A use permit requirement is probably appropriate due to varied and unpredictable event activities. Case-by-case assessment helpful when uses are loosely defined or emerging.
- Building occupancy requirements may trigger building code upgrades.
- Avoid outdated terminology (e.g., “conference center” used in existing code). Favor more flexible terms such as “multi-use” or “multipurpose event space.”