

APPROVED MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, NOVEMBER 14, 2022

1. CONVENE

President Teresa Ruiz convened the *meeting at 7:00 p.m.

**Pursuant to Assembly Bill 361, codified at Government Code Section 54953, Planning Board members can attend the meeting via teleconference.*

2. FLAG SALUTE

Board Member Asheshh Saheba led the flag salute.

3. ROLL CALL

Present: President Ruiz and Vice President Hom, and Board Members Saheba, Ariza, Curtis and Teague.

Absent: Board Member Xiomara Cisneros

4. AGENDA CHANGES AND DISCUSSION

The agenda was revised on 11/7/22 at 2:04 p.m. to update the Exhibits for Item 6-A.

5. ORAL COMMUNICATIONS

None.

6. CONSENT CALENDAR

President Ruiz asked to move item 6-A, from the Consent Calendar to the Regular Agenda Items.

7. REGULAR AGENDA ITEMS

6-A 2022-2452

Annual Review of Alameda Landing Commercial Project Development Agreement and Alameda Landing Residential Project Development Agreement. Applicant: Catellus Alameda Development, LLC. An Annual Review of the Development Agreements between City of Alameda and Catellus Alameda Development, LLC related to the Alameda Landing Mixed Use Residential Project and the Alameda Landing Mixed Use Commercial Project.

President Ruiz opened board clarifying questions.

Board Member Alan Teague wanted to know what would happened to the surplus funds and existing funds when it move to the new TMA.

Andrew Thomas, Planning Building & Transportation, explained in detail how the project would be changing and what the plan was for the surplus funds.

President Ruiz asked for clarification what would happen to the free shuttle from Target to 12st Bart Station after the West Alameda TMA went away. She discussed her equity concerns.

Director Thomas discussed the TMA process on how those funds were used. There was a separate board that made those decisions. They had the autonomy to make those decisions but they did have to submit an annual report the city.

President Ruiz opened public comments.

There were no speakers.

Board Member Teague made a motion to approve the resolution as written and Vice President Hanson Hom seconded the motion. A roll call vote was taken and the motion passed 6-0.

7-A 2022-2585

PLN22-0246 - 300 Mosley Avenue - Development Plan, Design Review, and Density Bonus - Applicant: Greg Pasquali on behalf of Carmel Partners. Public hearing to consider a Development Plan, Design Review, and Density Bonus application to construct a seven-story, 227-unit multi-family building within a 2.6 acre area of the existing Admiral's Cove development, which currently has 150 existing townhome units. The project will require the demolition of one existing fourplex. CEQA Determination: The Alameda General Plan 2040 Final Environmental Impact Report, State Clearinghouse #2021030563, was certified by the City Council on November 30, 2021. None of the circumstances requiring further CEQA review are present.

President Ruiz yielded her chair to Vice President Hom and recused herself from this item.

David Sablan, Planner II, introduced this item and gave a presentation. The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=5922784&GUID=9BA1E941-5BC8-4711-AC3F-2A75F3B0AFF9&FullText=1>.

Vice President Hom opened board clarifying questions.

Board Member Teague asked what the limits were in terms of waivers.

Staff Member Sablan discussed possible height limits and how the city would view those whether or not to approve.

Board Member Saheba asked about possible demolition. He wanted to know details about the open space and if there was a lighting design.

Staff Member Sablan discussed what demolition was planned and that the applicant was looking into relocating the 4-plex building first. He also discussed the common open space. The lighting design was being worked on.

Board Member Curtis had safety concerns and asked if there had been a study on the egress and ingress with the new building configuration.

Staff Member Sablan said this had been reviewed by the Fire Department and they had no concerns.

Vice President Hom asked about community outreach and wanted to know about the tenants in the possible demo of the 4-plex. He wanted to know if they could refuse or if there was a relocation program.

Staff Member Sablan answered that they did the standard mailing of notices to residents in the 300ft radius, noticing the site itself and a mailer in the newspaper. He then discussed the city's Rent Control Ordinance that addressed situation like this.

Board Member Ariza asked if the renters across the street had been notified.

Staff Member Sablan said not by the public notice.

President Hom invited the applicant to present.

Adam Mayer and Greg Pasquili, from Carmel Partners, presented. Brenna Weaver from BDE Architecture also presented.

Board Member Teague asked about compliance with universal design, including the requirements in Alameda's own ordinance.

Ms. Weaver said that the project will meet all the accessibility requirements set forth by the CDC Chapter 11-A.

Staff Member Sablan added that it will also meet the local ordinance, all units will be visitable. There was also a condition of approval that the developer had to meet.

Board Member Ariza asked if other mater plans had been considered.

Mr. Pasquili said they had been and then discussed those challenges in detail. He also discussed design choices that were due to Fire Code.

Board Member Saheba asked if the amenities would be available to the current townhome residents as well. He also wanted to know why the waiver for bike parking was being pursued.

Mr. Mayer said this was being managed as one large community and open to everyone.

Mr. Pasquoli discussed in detail the challenges with long term bike parking and wanting the units to be marketable. He also believed that the amount of bike parking they were providing was adequate for a project of this size.

Vice President Hom asked how providing an additional 16 bike parking spaces was so problematic. He also wanted more information on public outreach outside of what was required. He also wanted elaboration on the nautical theme because he was not seeing it.

Mr. Pasquoli reminded the board that this was a cession not a waiver, it's a request for cost reduction that they are entitled to under State Density Bonus Law. He then discussed how the open space was being used for amenities and access. He said they had not had an outreach meeting event but documents were available by request at the management office.

Ms. Weaver said the nautical theme was in the color palette they had chosen.

Mr. Pasquoli added other ways the nautical theme would be added throughout the development.

Board Member Saheba asked about the open space and if they would affect the adjacent townhomes.

Staff Member Sablan said what was being preserved would meet the requirements for open space.

Vice President Hom opened public comment.

William Schumacher, resident of Admiral's Cove, wondered why this structure was being proposed in his back yard but there were vacant lots nearby. He felt that the presentation didn't show the site or nearby structures well.

Jenna Stokes, resident of Admiral's Cove, said she only received a public notice from the city and was not made aware of any documents that could have been available through the leasing office. She also noted that with their open space/yard area with this building they lose all their common area open space. She further discussed losing yard space and wanting to make sure those residents were made aware.

Erica Hullman and Dinesh, discussed their surprise of this plan and they just renewed their lease and now they are learning their building might be demolished. Dinesh has a Visa and moving can cause a lot of stress and paperwork.

Vice President Hom closed public comment and asked the applicant to respond.

Mr. Pasquili discussed other nearby vacant lots, the nearby one already has a project in the works. He then discussed projects cost and that no one would be relocated in the next year and those residents would be offered options.

Vice President Hom opened board discussion.

Board Member Teague reminded everyone that this was a SB-330 project and the board's actions was defined by State Law. He then discussed the protections that Alameda had in place for tenants and encouraged speakers to speak with the rent program people to understand their rights and options. He would be supporting this project.

Board Member Curtis was very impressed by the applicant's presentation and how they had handled the challenges for this project. He was going to support this project.

Board Member Saheba noted that the developer could have done more for community outreach and he discussed other bike parking solutions that the developer could explore. He was curious about staff's recommendation on this.

Staff Member Sablan explained what the applicant had done for the waiver for bike parking with the Density Bonus.

Board Member Ariza asked for clarification on what was open for discussion since this was an SB-330 project.

Staff Member Tai explained in detail about the process was and what the board was able to do. He went into detail about the bike waiver and why the developer was asking for a concession.

Board Member Ariza shared her concerns about the design and the shadow study. She also wanted to know if there would be a fence around this building.

Staff Member Tai discussed what the board was limited on commenting on about this project and how Density Bonus was being used.

Mr. Pasquili said there was no intention to have a fence around this building.

Vice President Hom agreed that with Board Member Ariza about the design being jarring and not fitting, but he understood the requirements of Density Bonus. He did wish that a lighting plan had been included.

Board Member Curtis made a motion to approve the plan subject to number 3 omitting the short term bike parking, waiver to the cost on May 22nd, and accepting the recommended staff amendments to the conditions. Board Member Teague

seconded the motion and a roll call vote was taken. The motion passed 5-0 with President Ruiz being recused.

Vice President Hom returned the chair to President Ruiz.

7-B 2022-2586

PLN22-0459 - 980 Island Drive - Use Permit Review - Applicant: Margaret Chen. Public Hearing to review the traffic safety and circulation for a drive-through café as required as a condition of its Use Permit PLN20-0365. General Plan: Community Mixed-Use. Zoning: C-2-PD Central Business Planned Development Zoning District. CEQA Determination: Exempt, Section 15301 - Existing Facilities

Brian McGuire, Planner II, introduced this item and gave a presentation. The staff report and attachments can be found at

<https://alameda.legistar.com/LegislationDetail.aspx?ID=5922785&GUID=110E1968-1D4C-4192-B918-4087558751DF&FullText=1>.

President Ruiz opened board clarifying questions.

President Ruiz asked if they had received any complaints about traffic at this location over the past year.

Staff Member McGuire answered that there were no formal issues but they were aware of issues at the start of the year when there were staffing issues and other Starbucks were closed.

Board Member Teague wanted confirmation that property owners and residents within 300 feet had been notified.

Staff Member McGuire confirmed that was correct.

President Ruiz opened public comment.

There were no speakers.

President Ruiz closed public comment and opened board discussion.

Board Member Hom discussed his experiences when he would stop at this Starbucks. He did notice when the drive through would queue up in the street but it didn't seem to stop traffic. He was curious to see what effect the planned roundabout had at this intersection.

Board Member Teague made a motion to accept the staff report and authorize the continuation of the Use Permit. Board Member Curtis seconded the motion. A roll call vote was taken and the motion passed 6-0.

7-C 2022-2587

Public Workshop to review and comment on: 1) a Draft Resolution Containing Findings of Local Climatic, Geological, Topographical, and Environmental Conditions as Required to Adopt Alameda Local Amendments to the 2019 California Energy Code; 2) A Draft Ordinance Amending the Alameda Municipal Code by Amending: (1) Article I (Uniform Codes Relating to Building, Housing and Technical Codes) of Chapter XIII (Building and Housing) to Adopt Alameda Local Amendments to the 2022 Edition of the California Green Building Standards Code to Require Newly Constructed Buildings to be All-Electric

Andrew Thomas, Planning, Building and Transportations Director, introduced the item and gave a presentation. The staff report and attachments can be found at <https://alameda.legistar.com/LegislationDetail.aspx?ID=5922786&GUID=18F056A5-E0C4-4204-9426-ADBCB70626C9&FullText=1>.

President Ruiz opened board clarifying questions.

Board Member Teague asked for clarification on certain definitions pertaining to foundation work. He was worried that this would affect how they improve their historical housing stock and would deter those home owners from doing home improvements. He asked for clarifications on exemptions.

Farhad Farahmand, Electrification Consultant, gave clarification and information on Building Code definitions and exemptions. The Building Official would make the determinations on what triggered certain work.

Director Thomas discussed in detail what the goals were with this program and they would have to track it carefully to see what was working and what was not.

Board Member Hom asked for clarification if any exceptions were being removed and work that would trigger the electrification in commercial spaces.

Director Thomas said they were moving the exemptions for ADUs. He then discussed how they would treat commercial spaces and that the goal was to move to electrification.

President Ruiz asked for clarification that this would go in effect in 2023 and have to readopt every 3 years. She also had questions about the exceptions, she questioned how one was worded.

Director Thomas said that was correct and how this was a local ordinance on top of what the state required. He agreed that the exception needed some word smithing. He went into detail about how this really does address Alameda's needs.

Mr. Farahmand gave further detail about the exception and discussed workshopping it.

President Ruiz opened public comment.

There were no speakers.

President Ruiz closed public comment and opened board discussion.

President Ruiz reminded the board that they would need two motions.

Staff Member Tai said that an action was not needed tonight.

President Ruiz asked that staff take hard look at the "Commercial Kitchen and Public Accommodations" section with the Building Official.

Board Member Hom was happy to see that Alameda was pushing the envelope when it came to state requirements.

8. MINUTES

8-A 2022-2581 - *Draft Meeting Minutes - July 25, 2022*

Minutes can be found here:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=5922781&GUID=A7D4E726-C156-4A71-A65A-826201665AD7&FullText=1>.

President Ruiz opened board comments.

Vice President Hom the motion for item for 7-A to be clarified.

President Ruiz opened public comments.

There were no speakers.

Vice President Hom made a motion to approve the minutes as corrected. Board Member Ariza seconded the motion. A roll call vote was taken and the motion passed 4-0 with Board Members Teague and Saheba abstaining due to their absences at the meeting.

8-B 2022-2582 - *Draft Meeting Minutes - September 12, 2022*

Minutes can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=5922782&GUID=CFE32439-1F9C-4F9A-9BCD-98C91E7D2446&FullText=1>.

President Ruiz opened for board comments.

There were no comments.

President Ruiz opened public comments.

There were no speakers.

Board Member Ariza moved to approve the meeting minutes. Vice President Hom seconded the motion. A roll call vote was taken and the motion passed 4-0 with Board Members Curtis and Saheba abstaining due to their absences at the meeting.

9. STAFF COMMUNICATIONS

9-A 2022-2579

Planning, Building and Transportation Department Recent Actions and Decisions

Recent actions and decisions can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=5922779&GUID=450FA248-8B0A-4E57-868C-51700BAC9EE6&FullText=1>

9-B 2022-2580

Oral Report - Future Public Meetings and Upcoming Planning, Building and Transportation Department Projects

Staff Member Tai gave an update on the 916 Union St, it would be going to Council for review. He then gave details on the next meeting, the 11/28 meeting would be canceled and the last meeting of the year would be 12/12.

10. WRITTEN COMMUNICATIONS

None.

11. BOARD COMMUNICATIONS

Board Member Teague discussed community outreach about the Zoning Changes in the Housing Element. He said the Zoning made it very clear what they were doing and it matched the intent and motions this board made.

12. ORAL COMMUNICATIONS

None.

13. ADJOURNMENT

President Ruiz adjourned the meeting at 9:16 p.m.