

APPROVED MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, MAY 8, 2023

1. ROLL CALL

The meeting was called to order at 7:00 p.m.

** Members of the public can participate in person or remotely via Zoom.*

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

Absent: Board Member Saheba

2. AGENDA CHANGES

None.

3. NONE-AGENDA PUBLIC COMMENT

None.

4. CONSENT CALENDAR

4-A 2023-3045

Make a Determination that the Proposed Fiscal Year 2023-24 and 2024-2025 Capital Budget is Consistent with the General Plan. CEQA Determination: Not a Project.

Attachments and staff report can be found here:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6192054&GUID=6B56EDFB-A620-4718-9744-3A1A2EA3D191&FullText=1>.

4-B 2023-3046 - *Draft Meeting Minutes - April 10, 2023*

Minutes can be found here:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6192055&GUID=9193E9EB-4EEC-4C65-9E03-CF0F098D9BEA&FullText=1>.

Board Member Teague made a motion to approve the Consent Calendar and Board Member Curtis seconded the motion. The motion passed 6-0.

5. REGULAR AGENDA ITEMS

5-A 2023-3046

PLN23-0016 - 1019 Morton Street - Design Review and Variance - Applicant: Donald Thompson. Public hearing to consider Design Review approval for a 1,290 square-foot second-story conversion and addition at the attic space, and a 61 square-foot balcony at the front facade of an existing single-family home. The applicant also requests a Variance to allow further increasing the height of the existing legal-nonconforming 32' - 6" high roof

and the new roof of the addition to be 33'-6" where the maximum height limit is 30 feet. General Plan: Low Density Residential. Zoning: R-1 Residential District. CEQA Determination: This project is a Class 1 categorical exemption and no additional environmental review is necessary pursuant to CEQA Guidelines Section 15301 (e) - Additions to existing structures

Deirdre McCartney, Planner II, introduced this item (*2:56). The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6192056&GUID=495C22B7-1CD7-42C5-9A94-AE20C1930B92&FullText=1>.

The applicant, Donald Thompson, also presented (*9:56).

After the applicants 5 minutes was over Board Member Curtis requested and was allowed to give the applicant additional time.

Board Clarifying questions start at the *19:40 minute mark of the video.

Public Comment for item 5A

Saul Pichardo, zoom speaker and architect for the project, spoke (*46:19) in detail on the diligent effort to make this project work for the owners as well as the design guidelines. He discussed the time, energy, and hardships that went into honoring the historical features. He said that by approving this variance the board would help preserve this house for another 100 years.

Laura Kuhlemann, applicant, discussed all the work that had gone into making this design possible (*48:35) and thanked the board for considering this variance.

Tracy Becker, a neighbor, (*49:32) discussed the history of the home and how it was built as a cottage and not meant as tall Victorian. She discussed the structure of the house and how it's an iconic house. She felt it was heavy on the top and was not in favor of the variance.

Kelly Kearney, a neighbor, was concerned for how long this project would take (*52:08) and the effects on the neighborhood. She also discussed the history of the neighborhood and was against the variance.

Carmen Reid, via zoom, (*54:55) discussed her involvement in local historical groups. She believed the applicant had done a great job at honoring the historical style of the home and that the applicant should be granted the variance.

Dougal Brindley, a neighbor, (*57:19) spoke about his own experience of remodeling his home and the great pains they took to not alter the façade. He also spoke about how the house was a cottage and not meant for a second story. He was not in favor of the variance.

Action taken for item 5A

Board Discussion starts at the *1:00:22 minute mark of the video.

Vice President Hom made a motion (*1:16:00) to approve the design review and to allow the variance to allow the height to be 33.6ft according to these three findings. 1. These are exceptional or extraordinary circumstances involving the property, the surrounding homes in the vicinity exceed the height limit in the zoning district and the neighboring homes would be able to rebuild to the non-conforming height if there was a disaster. 2. By denying the variance it would impose an unnecessary hardship, it would deprive the applicant of a substantial property right as possessed by other property owners in the same class or district in the surrounding homes, as the record shows, do exceed the height limit. 3. Granting the variance will, under the circumstances, not be detrimental to the public welfare or injurious to the persons or properties in the vicinity. There was also the condition that the applicant would need to provide a construction management plan with a number (onsite) for residents to call in case there be any issues. Board Member Curtis seconded the motion and the motion passed 4-2 with Board Member Teague and President Ruiz voting against.

5-B 2023-3048

PLN23-0167 - Development Plan and Development Agreement - 500 W. Midway Avenue - Applicant: Collaborating Partners. Public hearing to consider approval of the Rebuilding the Existing Supportive Housing at Alameda Point (RESHAP) Development Plan and recommending approval of the RESHAP Development Agreement. The streamlining provision of Public Resources Section 21083.3 and Section 15183 of the CEQA Guidelines apply and no further environmental review is required.

Andrew Thomas, Planning Building & Transportation Director, introduced this item and gave a presentation (*1:21:47). The staff report and attachments can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=6192057&GUID=50E4CB8A-2E23-4BEA-BF84-2BEEDEB5210E&FullText=1>.

Doug Biggs, representing the RESHAP collaborative partners, also presented (*1:29:55).

Sara McIntyre, Mid Pen Housing, also presented (*1:32:30).

Daniel Simmons, architect, also presented (*1:35:55).

Haley Waterson, landscape architect, presented (*1:39:09).

Board Clarifying questions start at the *1:45:35 minute mark of the video.

Public Comment for item 5B

Sean Whiskeman, Senior Vice President of Catellus, discussed their role on the project (*2:06:20) and that they strongly supported what the city and RESHAP were doing.

Action taken for item 5B

Board discussion start at the *2:07:30 minute mark of the video.

Board Member Teague made a motion to approve the Development Plan and to recommend to the City Council approval of the Developmental Agreement with the five waivers added with the wording the City Attorney recommended. Board Member Ariza seconded the motion. A vote was taken and the motion passed 6-0.

6. STAFF COMMUNICATIONS

6-A 2023-3049

Planning, Building and Transportation Department Recent Actions and Decisions

Recent actions and decisions can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6192058&GUID=8DFCBD9C-E231-474D-8AF8-C48161566ADF&FullText=1>.

No item was pulled for review.

6-B 2023-3050

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

Allen Tai, City Planner, discussed (*2:21:03) what items and projects to expect in upcoming meetings.

7. BOARD COMMUNICATIONS

Board Member Teague (*2:22:48) asked for an update on the affordable housing near the Coast Guard Housing.

Staff Member Tai discussed the North Housing Site (*2:23:31).

8. NON-AGENDA PUBLIC COMMENT

None

9. ADJOURNMENT

President Ruiz adjourned the meeting at 9:26 p.m.

**refers to the minute mark in the video*