

APPROVED MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, MAY 22, 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, and Board Members Teague, Cisneros, Ariza, and Saheba.

Absent: Vice President Hom and Board Member Curtis.

2. AGENDA CHANGES

None.

3. NONE-AGENDA PUBLIC COMMENT

None.

4. CONSENT CALENDAR

None.

5. REGULAR AGENDA ITEMS

5-A 2023-3112

PLN23-0367 - Approval of Development Plan, Use Permit, and Universal Design Waiver and recommending the City Council approve a Development Agreement - Applicant: Catellus/Brookfield Properties. Public hearing to consider approval of the West Midway Development Plan, Use Permit to exceed maximum off-street parking requirements, and Universal Design Waiver, and recommending City Council approval of the West Midway Development Agreement for the construction of approximately 478 housing units, 10,000 square feet of non-residential uses and associated infrastructure and open space on approximately 26 acres of land located between West Tower Avenue, West Midway Avenue, Main Street and Pan Am Way in the Main Street Neighborhood Specific Plan area at Alameda Point. Pursuant to Public Resources Sections 21166 and 21083.3 and Sections 15162 and 15183 of the CEQA Guidelines, no further environmental review is required.

Andrew Thomas, Planning Building & Transportation Director, introduced this item (*2:35).

The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6207939&GUID=3DE78141-CDE4-40A2-BF6D-6F63D4D7483B&FullText=1>.

Sean Whiskeman, Catellus, also presented (*8:04).

The other consultants involved in this project also presented (*9:25).

Board Clarifying questions start at the *20:23 minute mark of the video.

Public Comment for item 5A

Doug Biggs, Executive Director of the Alameda Point Collaborative, gave his strong support of this plan. He discussed (*39:44) how important this project was to the RESHAP development.

Action taken for item 5A

Board Discussion starts at the *41:44 minute mark of the video.

Board Member Teague made a motion (*55:09) to approve the Development Plan with the following conditions. There would be pedestrian friendly architecture incorporated into the West Tower elevations, the ability to adjust setbacks on West Mid-Way, the condition about side elevations, landscaping design at T intersections and all major intersections, to consider Park facing homes when they come back and the that the Design Review plans include USPS mailbox location. Board Member Ariza seconded the motion. A roll call vote was taken and the motion passed 5-0.

Board Member Teague made a motion (*57:02) to recommend to the City Council that they approve the Development Agreement for the project as specified and Board Member Cisneros seconded. A vote was taken and the motion passed 5-0.

5-B 2023-3113

PLN22-0304 - 250 Singleton Avenue - Rezoning and Design Review - Applicant: Quattrocchi Kwok Architects for Alameda Unified School District (AUSD). Public hearing to consider a recommendation to the City Council to rezone the subject approximately 6.73-acre property to remove the "G," Special Government Combining District overlay; and to consider Design Review approval to allow the construction of an approximately 6,200 square foot central kitchen and 9,800 square foot warehouse located at the AUSD facility at 250 Singleton Avenue. 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.

Henry Dong, Planner III, introduced this item and gave a presentation (*58:00). The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6207940&GUID=D0FEB941-50C4-4BB3-BAAA-2BA518295D5A&FullText=1>.

The architect for the project also presented *1:03:52.

Board Clarifying questions start at the *1:11:50 minute mark of the video.

Public Comment for item 5B

There were no public comments.

Action taken for item 5B

Board discussion start at the *1:23:37 minute mark of the video.

Board Member Teague made a motion (*1:29:30) to approve the Design Review with the following conditions. Have the applicant work with staff to make changes to the attic space and it would not need to come back to the board, the district should consider landscaping around the entire frontage, and that the district explore more sustainability options such as solar. A vote was taken and the motion passed 5-0.

Board Member Saheba made a motion (*1:30:10) to recommend to the City Council the rezoning of the site by the removal of the G overlay. Board Member Ariza seconded the motion. A vote was taken and the motion passed 5-0.

6. STAFF COMMUNICATIONS

6-A 2023-3103

Planning, Building and Transportation Department Recent Actions and Decisions

Recent actions and decisions can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6207937&GUID=E79CCDBF-C862-41D5-ACD6-F5B98F592B48&FullText=1>.

No item was pulled for review.

6-B 2023-3104

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

Allen Tai, City Planner, discussed (*1:31:02) discussed to what to expect for June.

7. BOARD COMMUNICATIONS

Board Member Teague (*1:33:44) had questions about Alameda's SB9 rating and why it was so low.

8. NON-AGENDA PUBLIC COMMENT

None

9. ADJOURNMENT

President Ruiz adjourned the meeting at 8:36 p.m.

**refers to the minute mark in the video*