

APPROVED MINUTES  
REGULAR MEETING OF THE  
CITY OF ALAMEDA PLANNING BOARD  
MONDAY, SEPTEMBER 23, 2024

1. ROLL CALL

The meeting was called to order at 7:01 p.m.

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

Present: President Cisneros, Board Members Ruiz, Hom, Saheba, Wang and Tsou.

Absent: Vice President Ariza

2. AGENDA CHANGES

**None**

3. NON-AGENDA PUBLIC COMMENT

President Cisneros read a statement (\*1:50) reminding public speakers that this was a limited public forum and to follow the rules.

Shelby Sheehan (\*2:52) reminded the board of the CEQA lawsuit she was filing and then discussed what she thought the Board's rules were and felt they were not taking their responsibilities seriously. She did not want them to rely on city staff for information on zoning.

Tod Hickman (\*6:31) said the Board was wrong, he could say whatever he wanted. He was disgusted and said the Board's actions were deplorable. He went into detail about accountability and said the City was doing very wrong things. He accused the City and the Board for not doing their jobs. He accused the City of giving the Alameda Food Bank bad legal advice.

4. CONSENT CALENDAR

**4-A 2024-4407 - Draft Meeting Minutes - September 9, 2024**

Minutes can be found:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6862483&GUID=972CD099-F5C3-4CF5-BCF5-0EC9EF0673CE&FullText=1>.

**Board Member Hom made a motion (\*10:20) to approve the September 9<sup>th</sup>, 2024, minutes and Board Member Ruiz seconded the motion. A vote was taken, and the motion passed 6-0.**

5. REGULAR AGENDA ITEMS

**5-A 2024-4408**

*PLN24-0280 - 3100 Central Avenue - Use Permit. Applicant: Malyka Chop. Public hearing to consider a Call for Review of the Zoning Administrator's Approval of a Use Permit to allow the establishment of an approximately 2,600-square-foot preschool with afterschool program, and an outdoor play area surrounded by perimeter fencing located at 3100 Central Avenue. Zoning: R-1, Residential District. General Plan: Low Density Residential.*

*This project is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301 - Existing Facilities, 15303(e) - Accessory Structures and Fences. None of the exceptions to exemptions apply*

Steven Buckley, Planning Services Manager, introduced (\*11:13) this item and Henry Dong, Planner III, gave the presentation.

The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6862484&GUID=63C2571E-009C-4B48-97A0-E3B340304190&FullText=1>.

The applicant also presented (\*27:48).

Board clarifying questions start at the 35:01-minute mark in the video.

**Public Comment for item 5A** – *due to the number of speakers, time was limited to 2 minutes*

Carolyn Lantz (\*1:00:26) neighbor of proposed preschool and had concerns. She thought the proposed school was too big for the location and the R-1 Zone.

John Knox White, Zoom, (\*1:02:56) neighbor of proposed school discussed how the neighborhood had four schools at one point. He supported this project and urged the board to give its approval.

Lindsay Seifi (\*1:03:42) shared \*slides she had prepared. She had several concerns about the school and said a for profit school like this has never been allowed in an R-1 zone before.

BC Broussard, Zoom, (\*1:06:35) gave his support to the school and said his children also attended other SSBM schools. He said that many families will walk or ride bikes to the school.

Anonymous, (\*1:08:17) said they lived near this project. Said they loved children but were against this school, traffic, parking and safety were their main concerns.

Jeanette Younger, Zoom, (\*1:10:40) said her children go to SSBM campus and gave her full support to this project.

Shelby Sheehan (\*1:11:33) was against the location of this project and felt that another daycare/school was not needed in the city. She also felt that this project needed a CEQA review.

Eric Talevich, Zoom, (\*1:13:40) gave his support to this project and said the location is perfect.

Matt Thanabalan, (\*1:14:57) said he was hit by a truck and discussed his experience. He felt that this location was too unsafe for a school and this intersection should not have an intensified use.

Elaine Mendes, Zoom (\*1:17:19) takes her kids to Saint Philip Neri and said how difficult it was to drop her kids off and said it did not make sense to add more people to this already hectic intersection. She was not in favor of this project.

Carrie Lutjens, (\*1:19:30) is a neighbor to this project and was a planner by trade. She was concerned about the location without further impact studies, third party analysis. She went into details about noise issues.

Jack Kotovsky, Zoom, (\*1:21:41) lives a block from the project, he had concerns about the size of the school. He discussed parking and the two-way stop at Fountain, especially in the mornings. He wanted additional studies for this location.

Joe Seifi (\*1:23:31) lives across the street and discussed how the church was a low intensity use and these new plans were very different and much higher intensity. He said this would be a big danger to kids and said the school was not cheap.

Thomas Newton, Zoom, (\*1:26:53) said this project was not exempt from CEQA rules and there has been no impact studies. He further discussed the many traffic safety issues; he wanted the use permit rescinded.

Vicki Newton, Zoom, (\*1:29:04) said she is a retired elementary school teacher and asked that the use permit be rescinded. She wanted safety to be considered over business interests, she felt the need for this school had been over exaggerated.

Austin Oehlerking, Zoom, (\*1:31:43) gave her support of this project and location. She said this was a very convenient location and said that the owners were truly amazing people and had addressed all the concerns.

Emma Reynolds, Zoom, (\*1:32:53) is an educator with SSBM and said how wonderful that community is. She pointed out that many parents bike their kids to school and discussed the importance of T-K aftercare and how this location fills that need.

Caroline Corriveau, Zoom, (\*1:34:20) has three children at St Philip Neri aftercare and agrees that more childcare is needed but felt that staff should have more information on accidents in the area. She felt that the answers were very vague.

Challen Wadalawala, Zoom, (\*1:36:45) said that SSBM is a special place and how difficult it was to find childcare for two working parents. She said the owners will go above and beyond for the safety of their students and the community.

Claire McConnell, Zoom, (\*1:38:04) has a child at SSBM location and is a strong supporter of this project. She discussed how special Alameda is to raise a family. She understands the concerns about traffic safety but knows that the city is doing and will continue to do more to address those concerns.

Sulaiman Ahmad, Zoom, (\*1:40:36) has a child at a SSBM campus. He discussed the difficulties of finding qualified childcare. He discussed how mindful Malyka is and he will address any reasonable concern.

April Lin, Zoom, (\*1:42:29) was very concerned about parking and felt that this project had not done enough to address these concerns.

Rebecca Dorsey, Zoom, (1:43:48) with her husband Michael Dorsey gave their support to this project and discussed how they bike their kids to school. They also addressed that most parents keep pick up and drop offs fast and efficient.

Will Streeter, Zoom, (\*1:46:03) lives near the site and has concerns about the size of the school, he had heard there would be 100 kids. He discussed how bad the traffic is.

Jone Stebbins, Zoom, (1:48:28) lives in the neighborhood and echoed the concerns about congestion in the neighborhood. She added that many homes on Fountain do not have driveways.

Julie Whitehead, Zoom, (\*1:50:12) discussed the importance of quality childcare but was concerned about noise and traffic. She was worried about the change to the neighborhood.

### **Action taken for item 5A**

Board discussion and additional clarifying questions start at the 1:52:54 -minute mark in the video.

**Board Member Hom made a motion (\*2:41:40) to approve the Use Permit with CEQA findings as recommended by Staff with exemptions and conditions, pull back the fence to the building line, relocate bike parking, have the applicant work with Transportation/Public Works staff on a school loading zone, reduce the number of children outdoors to 14 at any time, and require a 1-year review. Board Member Ruiz seconded the motion. A vote was taken, and the vote passed with 5-1 with President Cisneros voting against.**

President Cisneros made motion (\*2:44:35) to request additional studies for this project based on public comments.

Cara Silver, Legal Counsel, (\*2:46:31) explained why there could not be two motions.

**President Cisnero made a motion for reconsideration (\*2:47:20). There was not a second. This motion failed.**

The board gave comment on the reconsideration.

## 6. STAFF COMMUNICATIONS

### **6-A 2024-4404**

*Planning, Building and Transportation Department Recent Actions and Decisions*

Recent actions and decisions can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6862481&GUID=7EEA3BC2-48B6-4550-84A0-CBC6DA52BAB6&FullText=1>.

No decision or action was pulled for review.

There were no public comments.

### **6-B 2024-4405**

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

Manager Buckley discussed upcoming agendas (\*2:53:20) and recent decisions.

There was an update (\*2:54:31) from the Radium Theater Subcommittee.

There were no public comments.

7. BOARD COMMUNICATIONS

Board Member Saheba thanked Board Member Hom for his time as President.

8. NON-AGENDA PUBLIC COMMENT

**None.**

9. ADJOURNMENT

President Cisneros adjourned the meeting at 9:59 p.m.

*\*Refers to the minute mark in the video*