

APPROVED MEETING MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, MARCH 24, 2014

1. CONVENE: 7:03 p.m.
2. FLAG SALUTE: President Burton
3. ROLL CALL: Present: President Burton, Vice President Henneberry,
Board members Knox White, Alvarez-Morrone, Tang and
Zuppan.
Absent: Board member Köster.

4. AGENDA CHANGES AND DISCUSSION: None

5. ORAL COMMUNICATIONS: Speakers:
Ms. Maureen Lynch resident spoke regarding the HBI community, and the financial situation of Ron Cowen. She commented on the history of the financial status of the company, and the Harbor Bay Club.

6. CONSENT CALENDAR:

6.A. Recommendation to Review and Approve Alameda Landing Residential Street Names and House Colors

Board member Knox White motioned to remove the item from consent.

Mr. Andrew Thomas, City Planner, reported to the Board and showed the Board the color palettes.

President Burton confirmed the mix of two and three story buildings at each corner, and the color variation throughout the development.

Board member Knox White commented on the street names using 'bay' and 'lake' in the title.

Vice President Henneberry commented on not having a problem with the titles, but feels we could do better with making this more tailored to Alameda.

Board member Zuppan agreed with Knox White stating that some form of change is needed.

Board member Alvarez-Morrone stated some are too long.

Board member Tang agreed.

President Burton suggested the street names come back to the Board.

Board member Alvarez-Morrone motioned to reject the proposed recommendation, and bring back to the Board names more closely reflecting Alameda history.

Vice President Henneberry seconded.

Motion carried, 6-0

Board member Alvarez-Morrone stated the colors are not as drab as previously proposed, and feels the new palette is fine.

Board member Zuppan commented that the reds might conflict the Target Store across the street. She asked if homeowners will be bound by the Home Owners Association (HOA) to these.

Mr. Jonathan Boriak, KTG_Y, stated there will be no restriction on colors by the HOA.

Board member Zuppan stated this color scheme does not create a cohesive environment with the rest of the street, which is what was agreed to previously.

President Burton stated that the new palette will be a good mix and he is fine with the reds.

Board member Alvarez-Morrone motioned to approve the color boards as presented.

Vice President Henneberry seconded.

Motion carried, 5-1-0 (opposed Zuppan)

7. REGULAR AGENDA ITEMS:

7.A. 1809 Grand Street - PLN14-0009 - Architectural revisions for a 3,640 square foot Emergency Operations Center Building. The proposed project is categorically exempt pursuant to CEQA guidelines 15332 In-fill Development Projects

Mr. Andrew Thomas presented an update and report on the project.

Mr. Chris Ford, PRW Architects, presented a report to the Board.

President Burton opened the item for public comment.

Mr. Michael Torrey, resident, commented on encouraging the project to move forward. He further commented on the trees not being in the way of radios.

Mr. James Fine, resident, commented on being an energy economist and asked how the facility be powered in a disaster. The plan calls for a diesel power generator, but he suggested some alternatives such as a biodegradable resource. There is a better alternative for renewable energy source, like solar energy. This could be a revenue

generator for the City. He also stated that diesel generators are against the City's climate ordinance.

President Burton closed the public comment.

Board member Köster's comments were read into the record by Mr. Thomas. He doesn't believe using the Carnegie Building as a model is best, and the pitch of the roof seems squished under eaves, also there are an odd number of windows and the grand door. He suggested a more modern or prairie style design.

Board member Knox White commented on the stone wall being 6' next to the sidewalk. He is opposed to the front door being on the side, but appreciates the need for the building to be secure. This building doesn't interact with the neighbors, and being a public building doesn't seem accessible.

Board member Alvarez-Morrone commented on the mixed-use of the neighbors. This is an institutional building in a mixed-use area. She doesn't like the elevations. She is fine with the building, and not sure it could ever really blend into the neighborhood.

Board member Tang asked about the signage.

Mr. Thomas reported where the signs would be placed.

Board member Tang asked about the lighting on the building.

Mr. Ford stated there will be low lighting on the building and parking lot.

Board member Zuppan asked if emergency operations can be done in the back if needed.

Mr. Ford reported there are spotlights planned for emergencies.

Board member Zuppan asked about one tree in front.

Mr. Ford stated the landscape architect wasn't present, but he thought it was about balance with the neighborhood, and the building.

Board member Zuppan doesn't like the building's look, and suggests more landscaping and trees to soften the property. Also, she would like to see the pitch of the roof changed. She agreed regarding an alternative energy source.

Vice President Henneberry agreed with Alvarez-Morrone that that this is a utilitarian building and has no issues with it. He agrees that the building should be energy efficient.

President Burton stated the front entry being referred to Carnegie was more size and not stylistic, and agreed the substation across the street matches the scale. He would like to see a small sign that identifies the building function. He agreed with the tree comments.

He stated the planter boxes seem to work with the building. He expressed concerns with solar not being the best way to go with AMP.

Mr. Thomas commented on staff looking at a flat roof on the Fire Station is a good option for solar.

President Burton commented on the backside of the building, and that the side elevations don't show the same detail, which should be fixed on the plans.

Board member Alvarez-Morrone suggested a sign on the front is a good idea, and the tree could become a maintenance issue. She agrees an alternative energy source is best.

Vice President Henneberry motioned to approve the staff recommendations to include three trees in front, signage in front of the building, and stone on the back of the building. And when the fire station comes back, both buildings will include an energy alternative.

Board member Alvarez-Morrone seconded.

Board member Zuppan stated the energy alternative is a good idea, and this is important because this is an emergency center.

Motion carried, 5-1-0 (opposed Knox White)

7.B. Planning Board will receive a presentation on the Draft Transportation Demand Management Plan (Plan) for Alameda Point (AP) and provide comments

Ms. Jennifer Ott, COO, made a presentation, and reported on the requirements of the Plan.

Board member Alvarez-Morrone asked about the tax burden analysis and when did the 1.8% include the special assessments.

Ms. Ott stated the 1.8% is total. This could go up to 2%, but that will be determined on the market.

Board member Tang asked if there will be a carpool parking area at AP. He asked if the super market parking lots are fully used and could they be shared.

Ms. Ott stated this isn't currently part of the Plan, but certainly can be looked at.

Mr. Thomas commented that a conversation can happen with the big retailers for sharing parking lots.

Board member Tang commented that waiting for shuttle buses can be a problem.

Ms. Ott stated this is a key point and they will be looking closely at those kinds of details.

Board member Tang asked about the transportation coordinator's role and requested looking closely at sales tax linkage.

Ms. Ott reported their role will include writing a manual for new employers also they will look closely at the tax linkage for transportation.

Board member Zuppan asked about the HOA being included.

Ms. Ott commented the residents have a big part and the edit will be made to the language to include this.

Board member Zuppan wanted to know how the residents there now will be affected.

Ms. Ott stated long term leases will need to comply with the Plan also.

Board member Zuppan asked why the ferry service isn't included.

Ms. Ott reported they will be added.

Board member Zuppan questioned how the funding will be fair to all who develop or lease at AP and what does that mean to the first who develop, and the last. She asked for a clarification of the figures in the report because they aren't matching.

Ms. Ott stated they are looking at the build-out number to assign and assess what will be billed to parcels. They are trying to determine the proper calculations. There is less demand for services in the beginning, so there is a need to supplement in the beginning. They will look closer at what that means per square foot.

Vice President Henneberry asked about the "Town Center" wording.

Ms. Ott stated this will be a City Council determination for changing the name.

President Burton asked about the 10%-30% reductions based on the EIR and is there a provision in the TDM that if the numbers vary, can the numbers be recalculated.

Ms. Ott reported there will be mechanisms for adjustments once there are actuals.

Mr. Jim Daisa clarified that the estimates and counts would determine what is residential and what is commercial. There will be monitoring every year, and it is required per the EIR to reduce if there is a need to reduce.

Ms. Ott stated the requirement is doing the TDM, and it will always be in place.

President Burton confirmed that current 10-year leases don't have to follow a TDM until they renew.

Ms. Ott stated most of the leases are 5-years or less and it would need to be approved incorporated into new leases.

President Burton opened the item for public comment.

Ms. Ayn Kirkendall, Saint George's Spirits, commented on being a commuter and would like to see more options for transportation as their hours vary. The plan doesn't address the tourist side for services. She talked about the other hangers being occupied and being an alcohol based area and that more public transit is a necessity.

Mr. Jim Strehlow, resident, reported the TDM for commercial, retail listing at 85 points, but an even 16% reduction across the items isn't realistic. He stated there should be focus on peak hour reductions and is concerned there are too many restrictions for developers. The cost of living in Alameda is high. He asked who will be taxed to pay for the incentives. He also stated that the routes for the Target and bicycle shuttle through the tube do not connect.

Ms. Claudia Pamparana, Faction Brewing Co., spoke on the benefits of having a shuttle to BART. She stated that they are working with other distilleries in the area regarding transportation. She would like to see transit shuttles on weekends, and if being forced to pay into something she would like it to benefit her company.

President Burton closed the public comment.

Board member Knox White stated that this is a really good Plan, but there could be some organizing done in the report to make it clearer. There should be some kind of reopener for a TDM, and a regular check in place. He asked where the \$1mil figure came into the Plan. He has concerns on the P2 parking lot, 3.5 acre. He commented on the shuttle costs and 80% being the salary of the driver.

Vice President Henneberry agreed with Knox White. He addressed the Faction speaker and stated there have been many discussions to help transport employees and visitors to the area and that effort will continue. He stated this is a good Plan and should move forward.

Board member Zuppan pointed out that there are a lot of good points in the Plan, but she has concerns on how the numbers pencil out stating it is difficult to understand how the costs can be sustainable, when the TMA is chartered there will still be a challenge. Also the commercial space isn't scheduled to be completed for 30 years.

Ms. Ott stated the difficulty is assessing the property value for things not built yet, and the special tax for residential 1.8%, she stated the formula will be based on the \$1mil upon build-out. The demand for services is based on what is built and adjustments will happen as things move forward.

Board member Zuppan explained that from early on, the Board has been talking about transportation connecting the entire island, not just this one area. Looking at the Plan again the focus is only AP, and isn't connecting with all the other shuttle and bus services on the Island. She feels the City's Transportation Commission should be working on

connecting the other services to this one. Perhaps we can look at the Emeryville plan. She also asked about flexibility being removed from areas on the Plan. She used the examples of websites and the request to build your own plan, consultant work is expansive. AC Transit is a non-competitive agency and we need to look at options.

Ms. Ott explained the requirement for easy-passes on AC Transit. She agreed there needs to be clarification and if the Plan needs to change, requirements could change.

Board member Zuppan asked about the water recreation areas and parking connected to those areas.

Ms. Ott stated they are looking at P5 to be the area for water access. She further explained the starting points and funds for getting the project started. There is a lease revenue budget of approximately \$11mil and are trying to find ways to tap into.

Board member Tang asked for staff to look at other TDM's that are successful. He expressed concerns with non-AP residents/tenants using the services and how will that be looked at.

Ms. Ott stated there have been comparisons done, and yes there are very successful TDM's that work in many areas in the country. She understands his concerns with people coming to AP for parking and using services without paying.

Board member Tang stated concerns that employers being held to the restrictions for their employees without the benefits. He stated smaller more frequent shuttles might be more cost effective.

Ms. Ott stated the assessments will be fully explained. They are looking at shuttle variables for efficiency.

Board member Alvarez-Morrone appreciates all the TDM Plan work, and understands there may be changes in the future. She agreed the Transportation Commission should be tasked with getting the scope of the TDM city-wide. She feels that the current tenants should work together to find a solution for shuttling visitors.

President Burton agreed that Phase Zero should look at helping business currently at AP. He agreed with connecting the Plan throughout the City. He commented on parking and walking radius and asked if the Board would have the final say on the details. He agreed it's a great start, and that there is a need for clarity in a couple spots. He is excited about grant funds being sought.

Ms. Ott stated developers will add parking and PB will be seeing those as they come through the process. There are three parking lots in the Town Center area. The current grant fund application is due in early April. The comments tonight will be reorganized before it goes to the Transportation Commission (TC). Ms. Ott reviewed the comments and requested edits for the Plan to be done before being submitted to the TC.

8. MINUTES:

Draft Meeting Minutes for January 27, 2014

Board member Knox White motioned to approve the minutes as amended.

Vice President Henneberry seconded.

Motion carried, 6-0

Draft Meeting Minutes for February 10, 2014

Board member Knox White motioned to approve the minutes.

Vice President Henneberry seconded.

Motion carried, 6-0

9. STAFF COMMUNICATIONS:

9.A. Future Agendas - Mr. Thomas reported on upcoming agenda items.

9.B. Staff Communications - Zoning Administrator and Design Review Recent Actions and Decisions - Mr. Thomas reported there were none.

10. WRITTEN COMMUNICATIONS: None

11. BOARD COMMUNICATIONS:

Board member Knox White questioned if the driveway at 1600 Park Street is being done as proposed.

Mr. Thomas stated the driveway hasn't been built yet, but he is keeping an eye on the project details.

Board member Knox White stated there is a city-wide TDM Plan and is there any timeline on getting it back into the process of being revised.

Mr. Thomas stated not at this time, but he will connect with staff.

11.A. Report from Alameda Point Town Center Ad-Hoc Sub-Committee - None

12. ORAL COMMUNICATIONS: None

13. ADJOURNMENT: 10:35 p.m.