

**APPROVED MEETING MINUTES**  
REGULAR MEETING OF THE  
CITY OF ALAMEDA PLANNING BOARD  
MONDAY, MARCH 23, 2015

1. CONVENE: 7:04 P.M.
2. FLAG SALUTE: Board member Burton led the flag salute.
3. ROLL CALL: Present: President Henneberry, Vice President Alvarez and Board Members Burton, Knox White, Köster and Tang and Zuppan (arrived at 7:20 p.m).
4. AGENDA CHANGES AND DISCUSSION: Mr. Andrew Thomas, City Planner, requested to move Item 7-B in front of Item 7-A. President Henneberry approved the agenda change.
5. ORAL COMMUNICATIONS: None
6. CONSENT CALENDAR:

**6-A: 2015-1463**

Make a Determination of Consistency of the Proposed Fiscal Year 2015-2017 Capital Budget with the General Plan

Board Member Knox White motioned to approve the consent calendar. Vice President Alvarez seconded the motion.

The motion carried, 6-0.

7. REGULAR AGENDA ITEMS:

**7-A. 2015-1467**

Public Workshop on the Alameda Point Site A Development Plan, including an Outline of the Transportation Demand Management Plan Compliance Strategy.

Mr. Thomas gave the presentation. He introduced Mr. Joe Ernst, of Alameda Point Partners, and Mr. David Israel, of BAR Architects.

Board Member Burton asked the team to clarify some of the design modifications in front of Building 77, especially regarding the road near the park.

Mr. Israel replied that the need for a two-way street in the area was primarily a requirement from the Fire Department, so the team opted to have one road instead of two.

Board Member Burton asked whether the buildings would be retail on only one story or on

multiple floors.

Mr. Ernst explained that the buildings on the site would be used for event space, public meeting space, dining and retail, and the buildings would be no more than 35 feet high.

Board Member Köster asked Mr. Thomas if there would be a bus terminal at the site to complement the proposed ferry service. Mr. Thomas said that the ferry terminal would be built at the end of Pacific Avenue, and that staff has been working with AC Transit to determine the routes.

Board Member Köster asked about the definition of a “naked street”. Mr. Israel defined the term.

Board Member Zuppan asked about the inclusion of universal design in the draft resolution. Mr. Thomas explained that the universal design plan was still under discussion.

Board Member Zuppan asked about the definition of solar-ready homes. Mr. Israel explained that the concept of having solar-ready homes is a state requirement.

The Board opened public comment:

Mr. Jim Strehlow asked about the status of the non-profit museums that are currently at the space. Mr. Thomas said that the Naval Air Museum would not be affected by these designs.

Ms. Jennifer Ott, Chief Operating Officer for Alameda Point, explained that staff would work with all tenants affected by these plans.

The Board closed public comment:

Board Member Knox White said that he appreciated the plans. He said that the plan’s cover image shows the park in the middle of the road, but it is not in the updated plan. He wanted staff to change the image to prevent confusion among members of the public. He also expressed concern about the 12 diagonal parking spaces proposed for the naked street area. He wanted to see successful examples of shared space with similar parking. He believes that the use of the central space at Site A would decide whether or not the entire project would be successful.

Board Member Burton said he believes it is important to get the diagram of the site plan correct. The townhouse blocs seem to have gaps between each other, and he wondered if there could be a way to offset these gaps between the houses. He commended the design team for trying to create a vibrant and pedestrian street front, with the fronts of the buildings having either retail or residential units. He said he also appreciated the imagery chosen in order to highlight the vibrant environment planned for the site. Board Member Burton asked about the scheduling to remove fencing around Seaplane Lagoon, and said he wants the site to be used as often as possible. He reminded the team to provide spaces

for other types of recreation as well.

Board Member Zuppan also commended Alameda Point Partners for their work. She said that the existing buildings will enhance the site. She said she appreciates how current residents and tenants were being included in the planning process. She said she agrees with Board Member Knox White's comments about the central space and the naked streets within it. She wanted to see an extension of the cross-Alameda shuttle to Site A in order to reduce traffic in the City. Board Member Zuppan said she appreciated how staff and the team incorporated the Board's ideas into the TMA.

Board Member Tang asked about the placement of basketball courts. Mr. Thomas said that the City is not ready to program the parks at this time; instead, the design team was trying to imagine potential uses of the space. When the City lays out the parks, these designs will be brought to the Board for Design Review and the Recreation and Parks Commission for programming.

Board Member Köster when the Board would see the final master plan for the site. Ms. Ott explained that staff would be refining the master plan in the next month, but it would be based off of the plans shown at tonight's meeting. The plans are meant to be very flexible, but she encouraged the Board to give their input to the development team in the next 30 days.

Board Member Köster said he was very excited to see more park space in the plan. He said he would like to see a land-use diagram in order to see more detail of how the space would be used. He reaffirmed the importance of drawing people to the waterfront, and said that the character images and building designs are becoming more realistic. Board Member Köster asked about the possible addition massing diagrams of the building and how it relates to the buildings currently at the site.

Vice President Alvarez thanked Alameda Point Partners for including community input into their design plans. She asked for the diagrams to be shown to the public for their reference in the next meeting. She said that the plans continue to be modified in response to public comment, and explained to the public that the Board received the notes from the City Council's meetings. Vice President Alvarez said that she agreed with her fellow Board Members who suggested that the TDM for Site A be included with other projects in the City. She expressed regret that more members of the community were not present.

## **7-B.**

### **2015-1466**

Public Hearing to Consider the Design Review and Use Permit Applications for Construction of a Central Bay Operations and Maintenance Facility, Emergency Operations Center, Outdoor Fuel Storage Area, and Extended Hours to Serve as the Central San Francisco Bay Base for the Water Emergency Transportation Agency at 670 West Hornet Avenue. A Mitigated Negative Declaration has been prepared for the project pursuant to the California Environmental Quality Act.

Mr. Thomas gave the presentation. He introduced Mr. Kevin Connelly, head of WETA, who, in turn, introduced Mr. Boris Dramoff, architect, to speak about the design of the building.

Mr. Dramoff gave a presentation.

Board Member Tang asked about the potential hazardous materials at the tank storage site. Mr. Dramoff said that the tanks would be double-lined, and there would be diesel fuel at the site.

Board Member Köster praised the team's plans. He asked how many vessels would be moored at the site. Mr. Connelly explained that WETA currently owns 8 ships, and has other ships currently being used and stored elsewhere. Board Member Köster asked about potential expansion of the site. Mr. Connelly clarified potential expansion plans.

Board Member Köster asked about bicycle parking at the site. Mr. Dramoff said that there will be bicycle parking both inside and outside of the building.

Board Member Burton asked Mr. Thomas to elaborate on the parking and TDM for the site. Mr. Thomas explained that there is no on site-parking but the City will lease space for up to 75 parking spaces to WETA within 1500 feet of the building. A portion of the agency's rent to the City will go to fund other services at Alameda Point. Board Member Burton asked how use of the parking spaces would be agreed upon. Mr. Thomas said that, since the proposed hours of operations are so unusual, it may be impractical to run transit at these times. Mr. Dramoff explained that the proposed hours of operations are not unusual in the maritime industry.

The Board opened public comment.

Ms. Leslie Cameron, on behalf of her husband and her business partners, said she serves on the Alameda Chamber of Commerce. She said she was very excited for the project. She said that the design of the plans would be good for all sides, and urged approval.

Mr. Jim Strehlew said that the proposed plan is great for jobs.

The Board closed public comment.

Board Comments:

Board Member Zuppan said that she was not particularly encouraged by the design of the building, and would defer to her fellow Board Members with the appropriate expertise. She noted the importance of having the WETA facility in Alameda. She said that the parking issue was a big deal for her, and, in the event of an emergency, there might not be enough parking for all of the people who would most need it. She said she struggles with closing part of the waterfront, and asked if there are other solutions in order to make it more

accessible to the public. She said that she thinks it is otherwise a great project.

Board Member Knox White talked about the importance of having the maritime industry in the city. He said that the project is an ideal use for the site. He echoed Board Member Zuppan's comments about the details of the project needing to be determined. Board Member Knox White suggested that public transit be available for workers who work more conventional hours. He added that the Bay Trail might become an urban trail in this section. Board Member Knox White expressed concern about the size of the streetlights, and inquired about the City's maintenance plan for the utilities coming to the site from Main Street.

Mr. Thomas said that the main water line will come from Main Street and future development would be able to connect to it. He explained that a brand new water line is less risky to maintain than a 70-year old one.

Board Member Burton said he supports this project. He said it is a tremendous thing to have the WETA maintenance facility in the City. He appreciated Board Member Knox White's proposed conditions of approval, and said that the architecture does not mimic the other buildings in the area. He likes the proposed design of the building, but wants to see minor changes made to the street side of the building, if possible. He addressed certain issues with placement of the men's and women's facilities inside the building.

Board Member Tang said that he is in favor of any project that will create jobs in Alameda. He asked Mr. Thomas how the City would be leasing the land. Mr. Thomas said that the land was publicly owned, but will be leased to WETA for 60 years, and public land is exempt from property taxes.

Board Member Tang asked under what circumstances the project would be exempt from the TDM. Mr. Thomas clarified that the project would not be exempt from the TDM, but the zoning ordinance allows the Board to have more parking spaces at the site if there is a finding that suggests that they are necessary.

Board Member Köster said he is very excited about the project. He called the building an exemplary model for what the Board wants to see at Alameda Point. He said he agreed with Board Member Burton about the issue with the facilities, and asked about if the canopy around the rear side of the building could be expanded to the street side of the building.

Vice President Alvarez said she likes the plan and the building, and agreed with Board Member Burton about the design variations on the street side of the building. She also supported any job-creating project, and suggested that the building be open to tours for local schoolchildren.

President Henneberry said the project is a coup for Alameda. He praised WETA for trusting the City with this project and said that he is strongly in favor of the project.

Board Member Knox White made a motion approving Design Review and a Use Permit for the site with the following conditions: that the portion of the Bay Trail be expanded to accommodate joggers and bicyclists, that the total number of parking spaces be capped, that the developer works with Alameda Municipal Power to scale the street lights, to stripe West Hornet Avenue to 10 feet, and to include architectural enhancements to improve visual interest in the building from the public right of way. Board Member Köster seconded the motion. The motion carried, 7-0.

## 8. MINUTES:

### **8-A. 2015-1460**

Draft Meeting Minutes—January 13, 2014

Board Member Knox White asked to continue this agenda item.

### **8-B. 2015-1461**

Draft Meeting Minutes—February 23, 2015

Board Member Knox White motioned approval with edits. Board Member Burton seconded the motion. The motion carried, 7-0.

## 9. STAFF COMMUNICATIONS:

### **9-A. 2015-1468**

Zoning Administrator and Design Review: Recent Actions and Decisions.

### **9-B. 2015-1469**

PLN14-0359—2700 Bette Street- Applicant: Resources for Community Development (RCD) and City of Alameda Housing Authority. Minor Modifications to a Final Development Plan and Major Design Review for a 32-Unit Affordable Housing Development.

Mr. Thomas said that the revisions are in the spirit of the agreement between staff and the applicant.

Board Member Knox White asked about the walk through. Board Member Burton explained that the walk through was meant to be smaller than normal in order to allow pedestrian access.

Board Member Köster asked Mr. Thomas about the changes. Mr. Thomas said that the primary reason was cost savings, but not at the expense of the quality of the project.

## 10. WRITTEN COMMUNICATIONS:

Two citizens wrote letters to the Board expressing their opposition to the project at 2100 Clement Avenue.

11. BOARD COMMUNICATIONS:

Board Member Knox White said that employees at Safeway at Alameda Landing are parking their cars near the bike racks, which hinders bicyclists from parking. There are also issues with the shopping carts locking up in the parking lots. Mr. Thomas said that staff will follow up with the store regarding both issues.

**11-A** 2015-1462

Report from the Alameda Point Site A Ad-Hoc Subcommittee

President Henneberry said that the subcommittee has not met.

12. ORAL COMMUNICATIONS: None

13. ADJOURNMENT: President Henneberry adjourned the meeting at 9:45 p.m.