

APPROVED MEETING MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, APRIL 27, 2015

1. CONVENE: 7:04 P.M.
2. FLAG SALUTE: Board member Knox White led the flag salute.
3. ROLL CALL: Present: Vice President Alvarez and Board Members Burton, Knox White, Koster, Tang and Zuppan. Absent: President Henneberry.
4. AGENDA CHANGES AND DISCUSSION: None
5. ORAL COMMUNICATIONS: None
6. CONSENT CALENDAR:

6-A. 2015-1610

Approve a Resolution Finding that the Harbor Bay Entities have demonstrated good faith compliance with the terms and conditions of Development Agreement DA-89-1, through April 4, 2015, Based on the Findings Contained in the Draft Resolution. This Compliance Review is not a project under CEQA.

Board Member Burton motioned to approve the Annual Report. Board Member Knox White seconded the motion. The motion carried, 6-0.

6-B. 2015-1611

PLN15-0078- 801 Marina Village Parkway- Applicant: Arrow Sign Company for Westwood Financial Corporation. The applicant is requesting an amendment to the previously approved Sign Program for the Marina Village Shopping Center to allow for two (2) freestanding signs along the shopping center frontage on Marina Village Parkway. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311-Accessory Structures.

Board Member Knox White asked for the item to be pulled from the Consent Calendar.

Mr. David Sablan, Planner I, explained that there was an additional condition of approval added to require energy-efficient lighting for all fixtures.

Board Member Knox White motioned approval with the added condition. Board Member Zuppan seconded the motion. The motion carried, 6-0.

7. REGULAR AGENDA ITEMS:

7-A. 2015-1606

Public Workshop on Alameda Point Site A Development, including an Updated Draft Development Plan and Density Bonus Waiver, Conditions of Approval, and a Draft Transportation Demand Management Plan Compliance Strategy, and a Draft Development Agreement.

Mr. Andrew Thomas, City Planner, gave the presentation.

Mr. Thomas introduced Mr. David Israel of BAR Architects. Mr. Israel gave the presentation.

There were no public speakers.

Board Comments:

Mr. Thomas reminded the public that tonight's meeting was the last opportunity for the public to give their input on the Site A plan to the development team, City staff, and the Board. The final version of the plan would be brought to the Board at the meeting on May 11th.

Board Member Koster asked about potential commercial and civic uses that could be included in Site A. Mr. Thomas replied that Alameda Point would have various community and recreational services for its residents, but they will not all be located in Site A. Board member Koster asked whether it would be permitted to develop a church in the site. Mr. Thomas responded that it would be permitted, but there are no current plans for any specific development at this time.

Board Member Burton said he was happy to see a change to the parallel parking proposal. He asked for clarification on the affordable-housing units, which consist of both single- and multi-story housing. He praised the development team's effort on the massing of the buildings and for integrating new buildings with existing ones. Board Member Burton asked for clarification on the widths of the streets, in order to make sure that they were wide enough for the fire department but narrow for everyday traffic. He said that it is critical for bicycle access to all of the park areas.

Board Member Tang asked for clarification on the size of the trees on Ralph Apezato Memorial Parkway.

Board Member Koster said he appreciated the architects' massing models. He said he noticed the site's waterfront edge, and how it could be a space to transition from one part of the site to another. He said that he agreed with Board Member Burton that there should be a reminder of the naval history in the area.

Board Member Zuppan echoed Board Member Koster's comments about the massing. She said that the plans are moving in the right direction. She asked if modifications to existing buildings would be brought back to the Board for review. Mr. Thomas explained that none of the existing buildings are not technically historic, but some of the new buildings will need certification from the Historical Advisory Board and Design Review approval from the Planning Board.

Board Member Zuppan asked if there is a set budget for this project. Ms. Jennifer Ott, Chief Operating Officer for Alameda Point, said that the City Council will be presented with a Fiscal Impact Report on Site A at their meeting on May 19th. The numbers presented to the Council are meant to be conservative in order to have some flexibility. Currently, the price for park development and maintenance in Site A is budgeted at about \$20,000 per acre per year, which is about 1/3 of the infrastructure budget for the area. Ms. Ott introduced Mr. Joe Ernst, of Alameda Point Partners. Mr. Ernst explained that there will be an open dialogue about where, to place parks, and how to use the available money wisely.

Board Member Zuppan asked Mr. Thomas whether or not buildings would have to be approved according to future ordinances. Mr. Thomas explained that, once the City Council approves the Development Plan, the current ordinances are frozen for the site. If the State of California updates the building code or other laws, the project would be subject those updates and changes.

Board Member Burton added that the senior housing on the site would be subject to State accessibility rules, which would be of a higher standard than municipal Design Review guidelines.

Board Member Zuppan said she was pleased with the work of the design team. She said it is a great plan to mix the historic nature of the site with opportunities for future growth. She said she is glad that there is a plan to bring real economic viability and character to Alameda Point. She praised staff and the team for their efforts.

Board Member Knox White echoed the comments of the other Board Members. He said he agreed with Board Member Burton about the issues regarding universal design. He said that he still had issues about parking in front of some of the houses, but said that these issues could be dealt in the Design Review stage. Mr. Thomas explained that the plans would be brought before the Historical Advisory Board on May 7th for their input. Board

Member Knox White said he agreed with Board Members Koster and Burton, and said that there should be public spaces wherever possible. Mr. Thomas explained that these issues would be discussed during the Design Review stage.

Vice President Alvarez asked Mr. Thomas to make sure that all references are consistent throughout the drawings. She thanked the development team for their work. She said that there was an issue with universal design for the new buildings.

Board Member Burton asked about the architectural design in the illustrative plan, and said that some of the housing blocks should look different from each other. He said he would like to see different architects design different blocks in the interest of diversity.

Board Member Knox White asked about the Transportation plan. Mr. Phil Olmsted of Nelson Nygaard said that the exact routing of the shuttle is currently undefined, but he said he hoped that there could be a connection to AC Transit or BART in the future. Ms. Ott said that her preference was for AC Transit to provide this service, but she was not opposed to having fast and convenient transit run by a private company.

Board Member Knox White asked for clarification about the difference between time limits and pricing for parking. Mr. Olmsted explained the differences between the two categories. Board Member Knox White said that if the Board was going to look at the TOM strategies then there should be other issues that should be made as well, including penalties for non-compliance. Mr. Ernst said that the development team tried to minimize the townhome units in order to achieve the access to transit, but said that townhomes are needed in order to achieve the financial viability of the project as a whole.

Mr. Olmsted said that a key to achieving a reduction in automobile trip reductions in the TOM plan is to unbundle parking for the project. Board Member Knox White said that currently, the Town Center Development Plan calls for unbundled parking.

Board Member Zuppan said that there are several strategies for success, but that they are dependent on what might happen in the area over the next 20 years. She said that the evidence is correlative and not causative. As such, it would be better to allow for the parking plans to change over time as long as it conforms to certain criteria.

Board Member Koster said he has seen various car-sharing programs that are available for visitors, or other programs that allow for residents to share their cars for visitors. He urged such programs to be implemented in Alameda Point.

Board Member Tang said that there should be programs to encourage carpooling among employees in order to save parking spaces. He said that there could be other programs to link a customer's parking fees with their shopping at local stores.

Board Member Burton said he agreed with many of Board Member Knox White's comments. He thanked Mr. Olmsted for his work. He suggested that the developer should keep the parking unbundled for now, but to have the option to change that in the Design Review stage.

Mr. Thomas thanked the Planning Board for their work on this issue.

7-B 2015-1586

PLN14-0701- 2100 Clement Street (Clement, Willow, Eagle Project), Design Review, Development Plan, Density Bonus and Vesting Tentative Map- A Public hearing to consider applications to permit construction of 58 attached townhomes on a 2.78 acre site located at 2100 Clement Street. **Continued to a date to be determined.**

7-C.2015-1587

PLN15-0092- Final Development Plan and Major Design Review for an amendment to previously approved Final Development Plan and Design Review No. PLN07-0061 to construct one approximately 22,868 square foot two story building instead of two 10,400 square foot two story office buildings proposed on a 2.05 acre site at 2810 Harbor Bay Parkway. The Proposed Project is Categorically Exempt Pursuant to CEQA Guidelines 15332 In-Fill Development Projects. **Continued to the meeting of May 11, 2015.**

8. MINUTES:

8-A. 2015-1607

Draft Meeting Minutes-March 9, 2015

Board Member Knox White motioned to approve the minutes with edits. Board Member Koster seconded the motion.

The motion carried, 5-0-1 (Board Member Zuppan abstained).

8-B. 2015-1608

Draft Meeting Minutes-March 23, 2015

Board Member Burton motioned to approve the minutes with edits. Board Member Zuppan seconded the motion.

The motion carried, 6-0.

9. STAFF COMMUNICATIONS:

Mr. Thomas explained about recent decisions made by the Zoning Administrator. He also explained that Councilmember Daysog and Mayor Spencer called both cell towers for review at the Council level.

Board Member Zuppan asked Mr. Thomas to provide some context about the new rules regarding the Density Bonus application. Mr. Thomas said he would do so.

10. WRITTEN COMMUNICATIONS: None

11. BOARD COMMUNICATIONS:

Board Member Zuppan said that Alameda has the second-least amount of affordable housing in the Bay Area.

11-A 2015-1588

Report from the Alameda Point Site A Ad-Hoc Subcommittee

Vice President Alvarez said that the Subcommittee has not met recently.

12. ORAL COMMUNICATIONS: None

13. ADJOURNMENT: Vice President Alvarez adjourned the meeting at 8:57 P.M.