

**APPROVED MEETING MINUTES**  
REGULAR MEETING OF THE  
CITY OF ALAMEDA PLANNING BOARD  
MONDAY, MAY 11, 2015

1. CONVENE: 7:02 P.M.
2. FLAG SALUTE: Board member Tang led the flag salute.
3. ROLL CALL: Present: President Henneberry, Vice President Alvarez and Board Members Burton, Knox White, Köster (arrived 7:15 P.M.), Tang and Zuppan (arrived 7:15 P.M.).
4. AGENDA CHANGES AND DISCUSSION:

Vice President Alvarez motioned to move item 7-C before item 7-A. Board Member Burton seconded the motion.

The motion carried, 5-0.

5. ORAL COMMUNICATIONS:

Mr. Jan Sutter, resident, said that he was concerned about the result of the Shoreline Cycle Track. He said that the results of the project were not like the proposed plans shown to the public.

6. CONSENT CALENDAR: None

7. REGULAR AGENDA ITEMS:

**7-C. 2015-1587**

**Public Art Proposal- PLN13-0380- 1551 Buena Vista Avenue- Applicant: Lennar.** Public Hearing to consider Native American Themed public art sculptures, consisting of three humanoid figures dressed in Ohlone ceremonial attire and three tule balsa rafts, all made of recycled and corten steel, at the new Marina Shores residential development at Entrance Road and Buena Vista Avenue. This project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.

Mr. Andrew Thomas, City Planner, introduced the artist, Ms. Jennifer Riley. Ms. Riley explained her style of art to the Board and the project planned for the site.

President Henneberry informed the public that the art would be installed at the new Marina Shores development currently under construction.

Board Member Tang asked about how the City would maintain the sculptures. Ms. Riley said that the art was scratch resistant and easy to clean. Furthermore, she added that the Housing Authority agreed to maintain the art project.

Board Member Knox White motioned to approve the art proposal. Vice President Alvarez seconded the motion.

The motion carried, 4-1 (Board Member Burton voted against the motion).

**7-A. 2015-1658**

Recommendation to Adopt a Resolution Approving the Alameda Point Site A Development Plan and Desity Bonus Waiver; Adopt a Resolution Recommending that the City Council Approve the Development Agreement for Site A; and Provide Final Comments on the Draft Transportation Demand Management Plan Compliance Strategy for Site A

Mr. Thomas gave a presentation. He introduced Mr. David Israel of BAR architects. Mr. Israel gave a presentation. He introduced Mr. Joe Ernst, of srmERNST. Mr. Ernst thanked staff, the Board and the public for their input on the project. He then gave a presentation.

Board Member Köster asked Mr. Thomas about the re-routing some of the roadways in Alameda Point. He asked about the re-routing of Pan Am Way and the other streets in Site A. Mr. Thomas said that some of the street phasing will be done at a later date. He said that he and the development team agreed that the realignment of the streets in Site A is really important for both current and future tenants of the site.

President Henneberry clarified that the plane at the entrance to Ralph Apezato Memorial Parkway would remain in its place.

The Board opened public comment.

Board Member Burton motioned to limit speaker time to three minutes. Board Member Köster seconded the motion.

The motion carried, 7-0.

Ms. Lauren Isell, homeowner, said she was concerned about the increased daily automobile trips that the project would create. She said that current transit options at the site are great but nevertheless underused.

Ms. Kari Thompson, representing the Alameda Chamber of Commerce, spoke in favor of the project. She said that the San Francisco Chronicle and Sunset Magazine recently featured Alameda in their publications. She said that the project would bring money, jobs, and affordable housing to the Island. Ms. Thompson praised Alameda Point Partners for

their work.

Ms. Patricia Riley, resident, spoke in favor of the project. She said that there would be nice dining and other shops at Site A. She said that the City needed this project and thanked staff for their work.

Mr. Kame Richards, of Alameda Community Sailing Center, said that the proposal is taking care of the details that need to be addressed, especially regarding the interface between the land and the water. He said he was very excited about the proposal and urged its passage.

Mr. Jerry Cervente, resident, said that the plan was long overdue for the City. He said he was very excited about all of the community input into the plan. He said that traffic has always been a problem in Alameda, but said that, otherwise, it was a great plan.

Mr. Tony Kuttner, speaking on behalf of the Greater Alameda Business Association, said that he and his organization had no complaints about the project. The only reservation his group had was that they wanted any shuttle service mentioned in the TDM for Site A to be accessible for all of Alameda's residents.

Ms. Leslie Cameron, director of the Alameda Chamber of Commerce, said that she was encouraged that the housing was designed for renters and low-income people. In addition, she said that the plans would make Alameda Point one of the most desirable places in the East Bay. She said that the infrastructure boosts are badly needed for the area, added that the project was overdue for the City, and urged approval.

Mr. Dean Satner, managing partner of Navigating Systems, said his business has been at Alameda Point since the Base closed. He said that this project would highlight the revitalization of Alameda Point, and thanked staff, the Board, and the development team for their work. He said that he was concerned that it would be detrimental for the area were the project not approved.

Ms. Angela Hockabout, of the Alameda Renters Coalition, said that the City needs housing at all socioeconomic levels as soon as possible. She urged passage of the plan, and called it an innovative solution of putting workers and housing in the same area. She warned that the failure of the project would lead to people and businesses to leave the Island. She said that the proposal was awesome, and that it was important for renters that the plan pass.

Mr. David Mars, resident, said that he was a renter at Alameda Point. He asked if there was a timetable to displace renters currently in the area. Mr. Thomas said there was no timetable or plan to displace any renters.

Mr. Casey Sparks said that he was a commuter to the area. He said that he liked how the plans encouraged non-traditional ways for commuters to get to and from work. He said that the Site A project allowed for easy access for transportation, and urged approval.

Ms. Diane Lichenstein, representing Alameda Home Team, said that she was very excited about the plan. She said that the community put the plan together in order to address their needs. She said she was happy to have a balance between jobs and housing at the site, and called for approval of the project.

Ms. Helen Sause, resident, gave a brief history of the community's attempts to reuse the Base. She said that the current development plan is a dream come true for her. She said that she hoped Site A will be a valuable resource for the City for decades to come, and that the plan would lead to the rest of the redevelopment of the Base.

Ms. Karen Bey said that she was very encouraged by the plans. She thanked Staff and the development team for their work on the project. She listed the benefits that the project would bring to the City, but said she was most excited that the plan would make Alameda a tourist destination, which would bring additional revenue to the City's budget.

Mr. Doug Biggs, Executive Director of the Alameda Point Collaborative, spoke enthusiastically in favor of the project. He said that his group wanted to be part of the development, and praised the development team for their inclusion of the public in the process. He said that there is a good mix of uses and amenities at the site. He said that the housing crisis is huge in Alameda, and said that this project will help alleviate this crisis.

Mr. Sky Riggs said that half of his employees commute over 40 miles to their work in Alameda. He said that housing on the Base will help small business owners like him to encourage his employees to move to Alameda. He said he was in favor of this project, and said that there is an opportunity to leave a positive mark on the site and Alameda as a whole.

Mr. Ron Silverstein, resident, spoke in favor of the project. He said that the plans was a big step in the right direction, and claimed that many residents are in favor of the project.

Ms. Laura Thomas, representing Renewed Hope Housing Advocates, said she was in favor of the 200 affordable housing units. She said that Site A plans are a good move forward, and added that the proposed waterfront at Site A give a delightful sense of expectation for the rest of the area and the City.

Ms. Veronica Hinkley-Reck, resident, said she was in favor of the plan. She said that she raised her children here because of the diversity in the City. She praised Alameda Point Partners for their expertise and community input. She said she was also really encouraged that the developers are enthusiastic about making 25% of the housing affordable, which is more than required. She urged passage of the plan.

Mr. Michael McDonough, President of the Alameda Chamber of Commerce, said that he has spoken to many people about Site A, and that all of them were excited about the project. He said that new infrastructure for the area is crucial for the area, and that many businesses will not come to the Island without these infrastructure improvements. He

praised staff, the Board, and the development team for their hard work, and said that the plan was as great as it could be.

Mr. Bruce Knopf, resident, said he agreed with staff's recommendation regarding approval of the project. He said he believed that Mr. Ernst was capable and qualified to implement the plans because he lives in the City.

Ms. Kathy Moehring, resident, thanked the Board and staff for their patience. She said that she was very happy that a member of the community was bringing the plan. She said that she saw the decimation of businesses in West Alameda after the Navy left. She said that she understood that revitalization of the Point will take a long time, but the price of this plan is worth it because it will save the City money in infrastructure repair in the long run.

Ms. Ann DeBardeleben, on behalf of the Alameda Association of Realtors, said that her group voted unanimously to support Site A. She said that affordable housing is dearly needed in California, and she said that she was very happy that the housing plans were being targeted at renters. She said that millennials are looking for places that are close to where they work and play, or where there is public transportation that gets them from where they need to go. She said that this plan is a huge opportunity for people who live here and those who may want to move here. She urged passage of the project.

Mr. William Smith, resident, urged passage of the project. He said that most of the housing in the project is rental units, which compared to recent projects approved in the city, which were units meant for sale on the market. He urged approval of the project.

Ms. Lucy gigli, of Bike Walk Alameda, said that she was pleased with the tangibility of the project. She said that the City to provide housing options for those who work here, and if they stay in Alameda, they are more likely to use public transit, bike or walk to work.

Mr. Greg Goodfellow, urban planning consultant, said that he wanted to put roots in Alameda with his family. He said that most of the bike and pedestrian resources in the City are centered at the Park Street area. He said that every effort has been made to make these resources available in other parts of the City.

Ms. Alexandra Cohn, business owner, said she had to move away from Alameda because she is waiting for her building at Alameda Point to be completed. She said that she would like to be part of Alameda becoming a tourist destination in the Bay Area. She said that the Site A plan was meant for the next generation, and that this plan moves Alameda forward.

Mr. Alan Pryor, resident, praised the development team for their availability to the public. He said that the crumbling infrastructure in the area is a huge issue, especially during the drought. He said that traffic has always been an issue in Alameda, but now there are other alternative measures for residents. He urged approval of the project.

Mr. Jon Spangler, resident, praised Mr. Thomas for his work. He said he was in favor of the Site A plan.

The Board closed public comment.

Board Member Knox White asked Mr. Thomas if the development plan and the TDM plans were consistent with the plans adopted by the City. Mr. Thomas replied in the affirmative. Board Member Knox White said that he advocated for a piece-by-piece approach to developing Alameda Point, and reminded the public that voters have also supported this approach. He said that other projects have failed because there were no amenities, such as restaurants, for their workers. He said that the infrastructure at the Point is falling apart, and that the City will lose businesses if the infrastructure is not upgraded. He thanked Ms. Jennifer Ott, Chief Operating Officer of Alameda Point, for her work, and praised the work of Alameda Point Partners for their responsiveness to the community. He said he would like to include an motion to the City Council recommending approval of the TDM plan.

Board Member Burton thanked staff and the developer for their hard work. He asked to include at least one accessible bedroom in the first floor, and asked the percentage of accessible townhouse bedrooms. Mr. Thomas replied that the percentage was 10%. Board Member Burton asked to ensure that different architects designed different facing blocks. He asked for clarifying language to improve the street elevations. He thanked the community for their support of the project, and said that this project would mark the beginning of the rebirth of the Base. He said he was a skeptic of the City's plan to be its own developer at first, but he was glad that staff was able to do the work that they did. He said that the project would pay for infrastructure, and include shops, amenities, and housing for workers. He said that the benefits of the project far outweigh the drawbacks. The housing shortage is real in Alameda and this project helps address this concern. He enthusiastically supported the plan and urged passage of the development plan by the City Council.

Board Member Tang echoed Board Member Burton's comments. He said that the plan takes advantage of the land in Alameda. He was also excited that Alameda Point could draw tourists for its sailing and retail opportunities. The City would benefit from all of the tax revenue that would come from the increased jobs. The issue of affordable housing in the City is relative. He said he agreed with the speaker who said that the composition of the housing stock has to reflect the changing lifestyles of residents. Board Member Tang said that the shuttle service running to BART should be more frequent during rush hour and less frequent during off-peak hours.

Board Member Zuppan thanked the public for their input. She said that the development team has done an incredible job, and has brought together an entire community. She understood that many people had different opinions, and said the team made a sincere effort to address all of the concerns. She said she was privileged to serve on the Site A subcommittee. She called the project attractive and one that will make the City of Alameda proud.

Board Member Köster thanked the public for their comments, and staff for their hard work. He urged approval of the project. He said that there have been five economic booms and

busts during the Bay Area in the last 20 years, and that this project will create badly-needed jobs that will start to replace jobs lost when the Navy left. The ferry to and from San Francisco will allow workers and businesses who want to relocate to Alameda to do so. He said that Alameda has very little affordable housing, and he hoped that this project will help alleviate rent control and affordable housing problems in Alameda. He said that the plan is not perfect, but it has the potential to make a great return on investment for the City.

Vice President Alvarez said it was a privilege for her to work with her fellow Board members, city staff, and the community on the project. She said the development team did a great job with their community outreach. There is no perfect plan, she said, but that the housing plan is great.

President Henneberry said he was in favor of the project. He said that the project honors the past and is the right project for the future.

Board Member Burton motioned to approve the Development Plan and Development Agreement clarification with three minor conditions. Board Member Köster seconded the motion.

The motion carried, 7-0.

Board Member Knox White motioned to approve the TDM Compliance Strategy Plan. Vice President Alvarez seconded the motion.

The motion carried, 7-0.

President Henneberry called for a 5-minute break.

**7-B    2015-1664**

Recommendation to Adopt Amendments to (1) the Alameda Municipal Code (AMC) Section 30-17 Density Bonus Ordinance, and (2) AMC Section 30-4.17G, Special Government Combining District to Approximately 36.36 acres located on Singleton Street on the Former Naval Air Station. Pursuant to CEQA Guidelines Section 15162 no further environmental review is required.

Mr. Thomas gave a presentation.

Vice President Alvarez asked if there was a need to include Coast Guard housing at the site. Mr. Thomas clarified that the numbers in the memorandum do not include the Coast Guard numbers.

Board Member Köster asked what buildings were currently at the Coast Guard site. Mr. Thomas said that there are currently 282 units at the site that have been vacant since 2005.

Board Member Köster asked if the City is trying to slow down the type of development at the Boatworks site. Mr. Thomas said the City cannot prohibit housing on a parcel if it is zoned correctly, but the current surplus allows the City more flexibility.

Board Member Tang asked Mr. Thomas about the standard size for each housing unit. Mr. Thomas said that there is no unit size criteria in Alameda, but housing sizes typically range between 1,800 and 2,800 square feet. Board Member Tang asked if affordable units are equal in size to market rate units. Mr. Thomas replied that zoning requirements in Alameda mandate affordable housing to be comparable in size to market rate housing.

Board Member Burton asked about how staff calculated the allotment of affordable housing units at the site. Mr. Thomas explained the numbers.

The Board opened public comment.

Ms. Helen Sause, resident, said that she was in favor of having this amendment approved. The cleanup of the Northern Waterfront will take a long time, but it is worth the effort.

Ms. Diane Lichenstein said that she understood Mr. Thomas's information very clearly. She said it was reasonable to keep the zoning flexible and urged approval of the amendment.

Mr. Jon Spangler, resident, said that he was in favor of the adjustment to the city ordinances, but he expressed concern that the City Council seemed to be in favor of reducing housing capacity. He wanted to see new forms of housing proposed instead of the fairly standard models being shown. He wanted to see more unconventional units, such as tiny housing, co-housing, and live-work or work-live units.

Mr. William Smith, of Renewed Hope Housing Advocates, said that the Navy would be auctioning the property, which will allow for single family developers to outbid the multi-family developers. He said that the State does not like housing caps, as that drives up housing prices, and said he does not know if the size of the land is a big concern for him and his group at the moment.

Ms. Laura Thomas, also of Renewed Hope, said that, normally, her organization would regret the cap on housing at the site. However, the State is not making a requirement that Alameda allocates a certain number of housing units. Alameda needs to have more housing than what the State has mandated. Rental prices have surged in the past two years. She expressed hope that, when the time comes, the zoning could be revisited and discussed. She says that the community agrees that affordable housing is needed in Alameda.

The Board closed public comment.

Board Member Knox White asked Mr. Thomas if the City could stop development of public lands. Mr. Thomas clarified that the City could not stop development on a parcel if it is zoned appropriately. He noted that the City can shift units from one side of the Island to another.

Board Member Burton said that the rezoning makes sense and he is willing to take the leap of faith on this issue.

President Henneberry, Vice President Alvarez, Board Members Tang and Zuppan echoed Board Member Knox White comments.

Board Member Köster asked Mr. Thomas if the zoning could come back to the Board at a later date. Mr. Thomas replied that, procedurally, the issue will go next to the City Council. Board Member Köster said he understood the changes and agreed with them.

Board Member Knox White motioned to approve the amendments. Board Member Burton seconded the motion.

The motion carried, 7-0.

8. MINUTES: None

9. STAFF COMMUNICATIONS:

Mr. Thomas updated the Board on various Zoning Administrator and Design Review decisions.

10. WRITTEN COMMUNICATIONS:

The Board acknowledged various emails in support of the Site A development project.

11. BOARD COMMUNICATIONS:

**11-A** 2015-1662

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 10:50 P.M.