

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

1. CONVENE: 7:02 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 Zuppan
Absent: Tang
4. AGENDA CHANGES AND DISCUSSION: Staff requested that item 9-B be heard before the regular agenda items.
- 9-B Presentation of project under review at 1926 Park Street. No action required.

David Sablan, Planner I, introduced the project.

Marcel Sengul, property owner, described his vision for the project. He noted he would want to use residence space for himself.

Bridgett Shank, Timbre Architecture, presented details of the storage container design, noting the green space on project site would be available for the public and the containers are a re-use of existing materials.

President Henneberry asked if the tower is an elevator.

Ms. Shank stated it was not an elevator but stairs.

Board member Burton stated he would like seeing retail space and not have the café take the whole space.

Mr. Sengul stated that the lobby breaks up the space, corner is small area. He believes an ATM is a good idea for a tenant.

Board member Burton asked the reason for the residence to have their entrance on Park Street stating that it is a gateway project and doesn't think having an ATM right at the corner is a great idea and would like to see something more powerful. He feels the project is not compliant with the North Park Street guidelines in a couple of ways and feels there must be a strong justification to break these rules with the first gateway project.

Mr. Sengul stated that the project is different than any other and ties to the City's maritime history.

Ms. Shank mentioned that they are aware of the zero setbacks and retail space on ground floor.

Board member Zuppan stated that there are many proposals for shipping container buildings are for temporary uses and asked if this is a permanent use.

Mr. Sengul stated that the project is being built as permanent.

Board member Zuppan asked if heating, cooling, and insulation are possible.

Ms. Shank stated to make it structurally sound it will need to be engineered for a full foundation to minimize cuts into existing walls, but the project will comply with all building and safety codes.

Board member's Knox-White, Köster, and Alvarez had no questions.

The Board opened public comment.

Rich Krinks, Harbor Realty, stated he has been in business for 26 years and gets a lot of calls for small spaces adding the site is difficult to develop. He thinks Marcel has come up with a great idea for the site.

Ken Carvalho, resident, stated he thinks it is a neat project for the corner, and mentioned that Webster Street was not looking for another gas station but that was approved for the gateway. This project would improve the Park Street gateway.

Arthur Mercado reiterated that the project has staff support.

Donna Layburn, President of Downtown Business Association stated that she has been anticipating the project and is pleased the board likes the project. She mentioned that the lot size doesn't lend itself to a large architectural approach and feels that the project creates an attractive statement to the gateway, meets market needs, and aligns with warehouse and maritime history making a statement about the history of Alameda.

Karen Bey, resident, stated that she is really excited to see a project like this on Park Street feeling it will attract hipsters like other districts in the Bay Area, for example Temescal Alley and Hayes Valley.

Tina Blaine, resident lives block away near Rythmix Cultural Center and is excited about the revitalization the project represents. She stated that the area is difficult to revitalize due to past industrial uses and it is an opportunity to beautify the space. She believes this project harkens to Alameda history and will improve an ugly corner. The project be a wonderful addition as people come over the bridge.

The Board closed public comment.

President Henneberry stated that no action will be taken tonight on the project and asked staff when it is coming back to the board.

Allen Tai, Planning Services Manager, stated sometime in September or October.

5. ORAL COMMUNICATIONS: None

6. CONSENT CALENDAR: None

7. REGULAR AGENDA ITEMS:

7-A Boatworks Tentative Map 8060 Extension Applicant: Phil Banta, Boatworks, LLC. A proposed extension for a tentative map approved in 2011 to construct 182 residential units, internal roadways and alleys and a waterfront park on a 9.48-acre property located at 2229 through 2241 Clement Street at the corner of Clement Street and Oak Street commonly referred to as the "Boatworks Project".

Mr. Tai gave a description of the extension and recommended approval.

No questions from the Board.

The Board opened public comment.

Phil Banta, Applicant, stated he was available to answer questions.

No public comment.

The Board closed public comment.

Board member Knox White stated that the City is encouraging the project move along and it is time for project to actually start instead of getting extension after extension, not sure why keeps coming back.

Board member Zuppan was encouraged by the formation of a subcommittees and feels a year is enough time.

Board member Burton stated he is a member of the subcommittee and although no work has been done yet, he anticipates that if Alameda Point A can be done in 6 months that this project should be completed in 1 year.

Vice President Alvarez asked if the 2-year extension was requested by the applicant or staff.

Mr. Tai stated it was requested by applicant.

Vice President Alvarez asked why a 2 year extension instead of 1 year.

Mr. Banta stated that he understands project has been here before and he believes that last time they had a bona-fide partner and vision that was not approved by the Board. He stated that they have every intention to move forward, but are only one of numerous players, and he can't account for unforeseen delays outside of their purview.

The motion was made to approve a recommendation to the City Council for a one year extension to Tentative Map 8060 or until July 19, 2016.

Motion passed 6-0

7-B Proposed Text Amendments to the City of Alameda Zoning Ordinance (AMC Chapter 30) regarding permit streamlining for residential property improvements and other miscellaneous administrative, technical, and clarifying amendments. Public hearing to consider zoning text amendments that would streamline permitting for residential property improvements and other minor administrative, technical and clarifying amendments to improve usability of the zoning regulations. The proposed amendments are categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15305, Minor Alterations to Land Use Limitations.

Mr. Tai presented the staff report and described the primary goal of the amendment is to help homeowners and the staff in the Permit Center by streamlining the process and simplifying the requirements by codifying existing interpretations and procedural alignments. The proposals include streamlining for chimney modifications, front yard fences 3 feet tall and minor improvements approved by Harbor Bay Isle Homeowners Association. He mentioned that Alameda Architectural Preservation Society (AAPS) wrote a letter with concerns about the proliferation of front yard fences. He stated that there are more code enforcement cases on front yard fences than permits for front yard fences, because of convoluted rules and process.

Staff recommends approval of the text amendments to chapter 30. Additional amendments will be brought forward during the fall and will be presented to the City Council as one package of amendments.

Vice President Alvarez asked for clarification regarding parking in front yard setback.

Mr. Tai stated that the driveway can't currently be consider required off-street parking space part of required off-street if it is in the front setback.

Vice President Alvarez asked if the concern over growing houses and that's why parking requirement is in.

Mr. Tai stated that the amendment would allow homeowners to use a long driveway to count toward their off-street parking requirements.

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Board member Köster asked about the chimney regulations and wanted to confirm, if there is no design review if an engineer says it is a safety issue.

Mr. Tai replied in the affirmative and noted that a staff check will be performed over the counter.

Board member Köster asked if Harbor Bay Homeowners approves the design review is the building permit then is issued.

Mr. Tai replied yes, because there is no longer a City noticing process.

Board member Burton asked if the design review process for at Harbor Bay Isle (HBI) will be used for the newer developments such as Bayport, Alameda Landing, and Marina Cove and do they have their own design review committee.

Mr. Tai stated that HBI was picked because of its size of over 2,800 homes and the fact that they already have a robust Design Review and notification process. The HBIA design guidelines are exactly those adopted by the City of Alameda. He is unsure if the new developments have similar established design guidelines and procedures.

Board member Burton asked if there was a front yard fence definition for see-through.

Mr. Tai stated no.

Board member Burton asked if barriers located outside of the setback will be allowed up to maximum building height in the zoning district.

Mr. Tai stated that the section is simply being reworded so that it is clearer.

Board member Knox White asked if the parking requirements are limited to single family residences.

Mr. Tai stated the specific sections referenced are for the single family homes section.

Board member Knox-White asked if development outside of the required setbacks means off the property.

Mr. Tai clarified that it meant the buildable areas on the lot inside of the perimeter required setbacks.

Board member Zuppan asked if the Harbor Bay Isle design review is subject to votes of their HOA.

Mr. Tai stated yes they have a design review process that is required.

Board member Zuppan stated that HOA process may not be the same as the City's.

Mr. Tai stated that is correct.

The Board opened public comment.

Christina Hansen, Harbor Bay Isle Architectural committee, answered questions about the process and provided information about the process.

Christopher Buckley, AAPS, questioned the definition of see-through style, 30-5.14. He stated that AAPS has concerns about the Planning Director approval of fences, and suggested bringing back minor design review for fences over five feet, and maybe require design review for taller fences. Possibly include a new section on fences in the design review manual. He is also concerned with the chimney approval being required only on study list properties, stating that there are plenty of properties not on the list that are character defining. He recommends exempting only roof mounted chimneys.

The Board closed public comment.

Board member Knox White had the same concerns as AAPS in regards to the fences. He feels 5 foot fences block the houses and creates a visual wall. He also cannot support the removal of Harbor Bay Isle from design review because it hands over an important governmental function to a non-governmental body and raises the issue of other HOA's without robust review processes to do the same.

Board member Zuppan is also concerned with removing the City from design review. She supports streamlining and lowering cost, but still wants tight City controls. She is also concerned with limiting review of chimney removal, and suggests limiting the exemption to rooftop or not visible from the street, and still encourage they be seismically safe. She is concerned about walling in the street with taller fences.

Board member Köster would like to strike the five-foot fence rule and limit it to four feet and remove Planning Director review, also limit chimney exemption on peak of the roof, would prefer removal of HOA design review process.

Board member Burton agrees with other Board members in regards to chimney roof, support changing to rooftop or non-visible chimneys. He feels the City is opening up Pandora's Box by removing the design review for Harbor Bay Isle because they could revise their process. He feels that anything over 4' still needs to have Planning Director review because open front yards are critical to maintain character of neighborhoods. He is fine with everything else.

Vice President Alvarez agreed with Board members in regards to chimneys, and maintaining the overview for Harbor Bay Isle.

President Henneberry agrees with fences, chimneys and Harbor Bay Isle. He agrees high fences in the front yard are unwelcoming.

Motion to continue for staff to address front yard fence, chimney, narrow to rooftop chimney, and no on Harbor Bay Isle.

Mr. Tai stated staff will collect recommendations and bring to Council as one big amendment.

7-C Request to Establish an Ad Hoc Planning Board Subcommittee to direct the next steps on the planning and design effort for the Site A development at Alameda Point

President Henneberry assigned himself, and Board members Köster, and Burton. Board Member Zuppan volunteered.

Appointed-Henneberry, Köster and Zuppan.

8 MINUTES: None

9 STAFF COMMUNICATIONS

9-A Zoning Administrator and Design Review Recent Actions and Decisions
Mr. Thomas reported on recent actions and decisions.

9-B Presentation of project under review at 1926 Park Street. No action required.

Moved to the beginning of the agenda.

10 WRITTEN COMMUNICATIONS: None

11 BOARD COMMUNICATIONS:

President Henneberry recognized Vice President Alvarez's time spent on the Planning Board.

12 ORAL COMMUNICATIONS: None

13 ADJOURNMENT: 9:15 p.m.