

APPROVED MINUTES  
REGULAR MEETING OF THE  
CITY OF ALAMEDA PLANNING BOARD  
MONDAY, NOVEMBER 09, 2015

1. CONVENE

President Knox White called meeting to order at 7:00pm.

2. FLAG SALUTE

Board Member Sullivan led the flag salute.

3. ROLL CALL

Present: President Knox White, Board Members Burton, Henneberry, Mitchell, Sullivan. Board Member Zuppan arrived at 7:02pm (before item 7-A). Board Member Köster arrived at 8:09pm (before item 7-B).

4. AGENDA CHANGES AND DISCUSSION

\*None\*

5. ORAL COMMUNICATIONS

\*None\*

6. CONSENT CALENDAR

\*None\*

7. REGULAR AGENDA ITEMS

**7-A 2015-2257**

PLN15-0179 - 2437 Eagle Avenue - Applicant: Housing Authority of the City of Alameda. A request for approval of Design Review and Density Bonus Application to allow the construction of one two-story building and three three-story buildings containing twenty-two total residential units located at 2437 Eagle Avenue. The proposed project is exempt from the California Environmental Quality Act pursuant to Public Resource Code 21159.23 exemption for affordable low-income housing and CEQA Guidelines 15332 In-fill Development Projects

Henry Dong of the Community Development Department and Victoria Johnson of the Housing Authority gave the staff presentation.

Board Member Mitchell asked about input provided by Alameda Architectural Preservation Society and green building requirements. Ms. Johnson clarified.

Board Member Sullivan asked about the landscape plan. The project architect explained the landscape plan and water usage limitations that will dictate the final choices to be made.

President Knox White opened the public hearing.

Patsy Paul is a neighbor and said she supports AAPS's comments, especially regarding the setbacks.

Stuart Rickard said he supports the project. He said he likes the design.

Christopher Buckley with AAPS expressed concern that the reduction in setbacks are not consistent with the rest of the street. He said that some additional pitched roofs would be beneficial. He also spoke about tree selection and wanted it to be consistent with the City's Master Street Tree Plan. He said the pergola on Eagle Ave could be improved or deleted. He also gave input on what type of vinyl window might be a good option.

Doree Miles said she liked some of the design changes but that the reduction in setback was not a good change. She said she does not like the corner tower.

President Knox White closed the public hearing.

Ms. Johnson responded to questions brought up by the public about the project timelines and street trees.

President Knox White re-opened the public hearing.

Steve Aced gave feedback about some of the design and materials choices.

President Knox White closed the public hearing.

Board Member Burton said he wants to approve the project, but some of the fine details will need refinement. He said he is comfortable with the ten foot setback. He said the tower element is ungainly and needs to be changed or removed. He said we need to define whether the project is going for a more authentic or abstracted Victorian design.

President Knox White said he supports the reduced setback to preserve the shared backyard space for the residents. He said the community concerns about having sufficient off street parking necessitated that the buildings be closer to the sidewalk.

Board Member Zuppan said she wants to move the project forward because affordable housing, especially in this location, is important.

Board Member Henneberry said he supports the project.

Board Member Mitchell said he is okay with the shorter setback. He said he does not like the perforated metal railing material. He said he is supportive of affordable housing. He is ready to move the project forward and bring the small details back for final review.

Board Member Zuppan moved to approve the item with the changes and conditions as outlined by President Knox White and Mr. Thomas. Board Member Henneberry seconded the motion. The motion passed 6-0.

**7-B 2015-2258**

Zoning Conformance Determination - Senior Care Facility - Applicant: Christopher Garwood, Pacific Union. An application for a zoning conformance determination for a senior care facility on a five acre property located adjacent to the Harbor Bay Ferry Terminal in the Harbor Bay Business Park. The zoning determination is not a project under the California Environmental Quality Act.

Andrew Thomas, Assistant Community Development Director, gave the staff report.

Chris Garwood of Pacific Union Land Company, project applicant, spoke about the proposal.

President Knox White opened the public hearing.

Steven Gortlor, a neighbor, said he does not support the project. He says it is a residential project and does not meet the zoning for the location.

Rosemary Reilly, director for Alameda Meals on Wheels, said assisted living, senior housing is a good neighbor and value to the community. She said it would enable people to stay in the community.

Michael McDonough, President of the Alameda Chamber of Commerce, said the zoning was applicable and a precedent had been set with Cardinal Point I. He said the project would bring 54 permanent jobs in addition to the temporary jobs during the building.

Jasmine Takuda, a resident, said she likes the project because it would allow people to remain in their community. She said she like its proximity to the ferry.

Guoxian Li, speaking through her son as a translator, said the location was not a good choice for the facility due to noise from the airport and distance from hospitals. She said she is concerned about noise from fire and medical vehicles. She said she is also worried about traffic and parking impacts generated by the use.

John Piziali said he believes the project does comply with the zoning.

President Knox White closed the public hearing.

Board Member Mitchell said he thinks the project meets the zoning.

Board Member Zuppan disclosed that she previously met with the applicant and Becca Perata. She said that she was concerned that we protect the commercial and industrial uses in the business park. She said that she does believe the use fits the spirit of the zoning.

Board Member Burton said he previously met with Mr. Garwood. He said he was happy to see a proposal for more senior housing. He said that the use fits within the zoning.

Board Member Henneberry moved to affirm the staff zoning determination. Board Member Sullivan seconded the motion. The motion passed 7-0.

#### **7-C 2015-2259**

PLN14-0134 - 1200 Park Street - Applicant: Gary Voss for Big O Tires. The applicant requests an amendment to an existing Use Permit (UP88-36) for 1200 Park Street. This project is determined to be Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines Section 15301, Existing Facilities. (Continued from July 13, 2015 meeting)

Andrew Thomas gave the staff report.

Board Member Zuppan asked about the previous discussion regarding the valet services that were included in the use permit conditions.

President Knox White opened the public hearing.

Gary Voss, owner of Big O Tires, asked for approval of the use permit and stated it was a short term solution and that he looked forward to moving to a new location on Oak St. with lots of space.

Paul Grossman said he has used Big O's services for many years and visits neighboring businesses when he drops off his car. He said they have made a significant contribution to Alameda over the years.

Guido Bertoli of Big O Tires spoke about their efforts to secure a new location which has taken them off site recently which might have affected availability of the valet service. He said burdensome conditions that pit businesses against each other are not healthy and a bad precedent.

Bobbie Centurion, a neighbor, asked the Board to allow the use permit to enable them to operate at the current location for the next two years until they can transition to the new space.

Art Thoms, owner of the laundromat across the street from Big O, said he has reluctantly been the watchdog for nine years. He said he is mostly concerned with the usage of the meters for Big O employees' and customers' cars. He asked why Goodyear has to do all their work inside, but not Big O.

President Knox White closed the public hearing.

Board Member Zuppan wants to add the valet parking to the use permit.

Board Member Henneberry moved to approve the permit with the valet parking condition. Board Member Mitchell seconded the motion. The motion passed 7-0.

#### **7-D 2015-2262**

Planning Board Rules and Procedures. Approve Revisions to the Planning Board Rules and Procedures to Improve the Public Hearing Process. A change to the Rules and Procedures is not a project subject to the California Environmental Quality Act.

Board Member Zuppan asked what the process would be for members of the public to propose corrections to the minutes.

President Knox White opened the public hearing.

Christopher Buckley, a resident, asked about identifying speakers and Brown Act considerations. He supported keeping the five minute time limit for speakers.

President Knox White closed the public hearing.

Board Member Sullivan said he is in favor of the change to three minutes and that we can grant additional time on a case by case basis.

President Knox White suggested appellants also be exempt from the three minute time limit, similar to an applicant. He also suggested some copy edits. He said that Planning Board is the only board that does not expressly limit public comment to three minutes and that the board should be consistent with other boards and commissions.

Board Member Zuppan said she wanted to remove the ten minute limit for presentations, or make it aspirational.

President Knox White proposed adding “when possible” to the ten minute limit.

Board Member Mitchell moved approval of the proposed changes with the amendments and corrections discussed. Board Member Sullivan seconded the motion. The motion passed 7-0.

8. MINUTES

\*None\*

9. STAFF COMMUNICATIONS

Andrew Thomas gave an update on upcoming agenda items.

10. WRITTEN COMMUNICATIONS

\*None\*

11. BOARD COMMUNICATIONS

**11-A 2015-2260**

Report from the Alameda Point Site A - Ad-Hoc Sub-Committee

Board Member Köster gave an update on the upcoming building proposed for Block 11.

**11-B 2015-2299**

Report from the Boatworks - Ad-Hoc Sub-Committee

\*Did not meet\*

Board Member Zuppan mentioned a letter from Audrey Lord-Hausman about walk in showers not being an option at Alameda Landing.

12. ORAL COMMUNICATIONS

\*None\*

13. ADJOURNMENT

President Knox White adjourned the meeting at 9:58pm.