

APPROVED MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, FEBRUARY 8TH, 2016

1. CONVENE

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

2. FLAG SALUTE

Board Member Köster led the flag salute.

3. ROLL CALL

Present: President Knox White, Board Members Burton, Henneberry, Köster, Mitchell, Sullivan. Board Member Zuppan arrived during the presentation for item 7-A (approx. 715pm).

4. AGENDA CHANGES AND DISCUSSION

None

5. ORAL COMMUNICATIONS

None

6. CONSENT CALENDAR

None

7. REGULAR AGENDA ITEMS

7-A 2016-2552

Design Review Application PLN15-0468 to Construct a New Commercial Building for the Bank of Marin on a 5,000 sq. ft. Site at the Southwest Corner of the South Shore Center, 523 South Shore Center. The Environmental Impact Report for the expansion of the Alameda Towne Centre, certified October 7, 2008, satisfies environmental review for this project under the California Environmental Quality Act.

Staff Member Diamond introduced the item. The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=2559779&GUID=44656622-3244-476B-ABD0-89FD734CD24F&FullText=1>

Matthew Anderson of Jamestown LP spoke about their goals for the project and introduced the project architect.

The project architect gave a presentation on the design of the building and changes made since their previous hearing before the Planning Board.

Board Member Sullivan asked how wide the landscaping on the side of the building would be.

The project architect said it would vary between three and five feet.

Board Member Sullivan asked if they were planning on removing the pine tree at the back of the site. She also asked about the plans for planting bamboo and preventing invasion into the tree wells.

The project architect said they did not intend to remove the pine tree and would work with the landscape architect to use a root barrier or some other solution to prevent the spread of the bamboo.

Board Member Zuppan asked for a summary of the sidewalk improvements and how the corner at the post office would be affected. She asked if there were bicycle sharrows.

The project architect showed the diagram and explained where the new five foot sidewalk connecting the bank to Shoreline Dr. would be. He said the corner at Shoreline Dr. would be redesigned to line up the ADA ramps and shorten the curb radius to slow traffic down making the turn off Shoreline and into the post office. He said there would be a two foot landscape strip separating the sidewalk from the street. He said there would be sharrows for bicycles.

President Knox White opened the public hearing.

Susan Sperry, a resident of the adjacent Willows condominium complex, said that if they put a bike lane on that road it would have a serious impact on the residents. She said the Shoreline bike lane destroyed one of our biggest assets. She said cyclists should be encouraged to go where there is room. She said she saw a man riding a bike with a toddler on a bicycle at 9 o'clock at night on a sidewalk and she said that it was child endangerment.

President Knox White closed the public hearing.

Board Member Burton said he was happy with where the design has come and the improvements coming to the road with the sidewalk and sharrows. He said he wanted to add to the conditions that the shared lane markings and sidewalk improvements would be completed prior to issuance of occupancy permits.

Board Member Burton moved approval of the item with the above additions regarding the sidewalk and lane markings. Board Member Henneberry seconded the motion.

Board Member Zuppan said she would not be supporting the motion because she feels the design does not fit in with the rest of the shopping center.

President Knox White said he was happy to see the sidewalk finally happening and that the crosswalk across Shoreline would be returning and connecting the beach to the shopping center.

President Knox White called for a vote on the motion to approve the staff recommendation with the changes to the conditions requiring the shared lane markings and sidewalk to be complete before issuance of the certificate of occupancy. The motion passed 6-1 (Zuppan opposed).

7-B 2016-2557

Approve a Resolution Recommending a Zoning and General Plan Map Amendment for 721 Santa Clara Avenue from R-5 (General Residential) zone to C-C (Community Commercial) zone and from Medium Density Residential to Community Commercial, respectively (PLN15-0238; Assessor's Parcel Number 073-0420-021). The applicant proposes to convert the existing single-family residence to a restaurant, a permitted use in the C-C (Community Commercial) Zoning District. This project is exempt from CEQA pursuant to Section 15303 (c), Conversion of Small Structures with Minor Exterior Modifications.

Staff Member Thomas introduced the item. The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=2559782&GUID=5A6C8AE0-671D-4209-92EF-1A28C34C8303&FullText=1>

Board Member Henneberry asked how many housing units there are in the City of Alameda. He also asked to confirm that this would not set a precedent and that any future requests like this would have to be approved first.

Staff Member Thomas said there were approximately 36,000 housing units in Alameda. He confirmed that each such application would require a new approval.

President Knox White referenced letters citing outstanding building permit issues and asked for an update.

Staff Member Thomas said that any outstanding permit issues for a prior remodel of the house would need to be resolved before the proposal went before City Council.

Board Member Sullivan asked about the apparently new concrete stanchions and whether they required permits.

Staff Member Thomas said he would have to look into it and that depending on the size and materials it might not require a permit.

Board Member Burton asked if the applicant could clarify when he speaks when the unit was last occupied. He also asked for details on the size and intent of the concrete pilings out front.

Bobak Garandian, the applicant, said the pilings were six feet. He said he currently lives there and planned to move out as the construction ramped up.

Board Member Burton said a six foot fence in a front yard would require a permit.

Board Member Mitchell asked what type of restaurant the applicant intended.

The applicant said it was intended to be a cajun/New Orleans style restaurant.

President Knox White opened the public hearing.

Sandip Jariwala, owner of Hawthorne Suites and President of WABA, spoke in favor of the proposed zoning change and restaurant.

Michael McDonough said the Chamber of Commerce supports the proposed restaurant and zoning change. He asked for a unanimous endorsement.

Alan Michaan said the West End could use another quality restaurant and extending the business district onto the side streets makes sense.

Michelle Fredrick spoke in favor of the applicant and said he was a good neighbor.

President Knox White closed the public hearing.

Board Member Zuppan asked whether this property would be included in the WABA improvement district map.

Sandip Jariwala of WABA said it was not currently but could be added when they re-certify in a year or two.

Board Member Zuppan said she has long wanted to help improve the jobs-housing imbalance. She said she knows the applicant personally and has faith that he can get it right. She said it could contribute to the entire Webster St. district and she will be in support of this.

Board Member Henneberry said he agreed with everything Board Member Zuppan said. He said prior to 2002 this would have been a permitted use.

Board Member Mitchell said he visited the site and the proximity to the parking lot made this a good spot for this use. He said he would support the project but wanted to make sure the code enforcement issues were addressed before it moved forward.

Board Member Sullivan said the parking lot was a good demarcation between the commercial and residential areas. She said the salaries of the jobs created here would not support people looking for homes in Alameda. She said she did not support the proposed zoning change.

Board Member Köster said the maintenance costs of a historic building like this could be well absorbed by the commercial use. He said the applicant's adjacent restaurant shows a willingness to go above and beyond as far as quality design and he supports the project.

Board Member Burton said he was conflicted about converting a residence to commercial use given the political climate around housing availability in town. He said it seems that there is a history of carelessness in how the applicant deals with the city. He said the applicant would need to "play by the rules" going forward. He said he was not sure how he would vote.

President Knox White said he was in about the same place as Board Member Burton. He said he was concerned that they were rezoning and not able to just consider a use permit. He said he was concerned about removing housing, but he generally supports mixing uses even in residential neighborhoods and would probably support the change.

Board Member Köster pointed out that the home is not an "affordable house" and therefore is less concerned with removing it from the housing supply.

Board Member Zuppan pointed out that the house is owner-occupied and it was not the same as removing rental housing, which she would have more concern over.

Board Member Henneberry said there should be no confusion that the board does not support affordable housing and that this is a different situation.

Board Member Sullivan said the house next door is a rental with residents that retire early and the board should consider that.

Board Member Henneberry made a motion to approve the staff recommendation. Board Member Mitchell seconded the motion. The motion passed 6-1 (Sullivan opposed).

8. MINUTES

8-A 2016-2558

Draft Meeting Minutes - September 28, 2016

President Knox White said he would be recusing himself since he was not present.

8-B 2016-2559

Draft Meeting Minutes - October 12, 2015

8-C 2016-2560

Draft Meeting Minutes - October 26, 2015

8-C 2016-2561

Draft Meeting Minutes - December 14, 2015

Board Member Zuppan said she liked the capturing of the comments by the speakers. She said there was nothing capturing responses to Board Member questions or summarizing what was contained in the staff presentations.

President Knox White asked that they be sent back to further capture details that Board Member Zuppan brought up.

9. STAFF COMMUNICATIONS

9-A 2016-2555

Zoning Administrator and Design Review Recent Actions and Decisions

Staff Member Thomas said they did not have a hearing since their last meeting but did approve several design reviews.

9-B 2016-2556

Future Public Meetings and Upcoming Community Development
Department Projects

Staff Member Thomas said Block 11, Block 8 and the Waterfront Park would be coming back for the next meeting (2/22/16) to get the designs out to the community and then be back for final approval in March. He said 1435 Webster St. would be before the Board with a new building. He said the Walgreens would have its six month review for their Beer & Wine permit. He said that Universal Design would be coming in the spring.

Staff Member Garcia said the Board Members would be taking an ethics training soon.

10. WRITTEN COMMUNICATIONS

None

11. BOARD COMMUNICATIONS

President Knox White said they would be sunsetting the Alameda Point Sub-Committee soon. He said he would like to start making a motion at the beginning of discussion period in an effort to focus discussion.

11-A 2016-2439

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

Board Member Zuppan gave an update on the blocks that would be coming before the Board in the coming weeks.

Staff Member Thomas thanked the Sub-Committee for their weekly meetings and input in bringing the projects along.

11-B 2016-2440

Report from the Boatworks - Ad-Hoc Sub-Committee

None

12. ORAL COMMUNICATIONS

None

13. ADJOURNMENT

President Knox White adjourned the meeting at 8:37pm.