

APPROVED MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, JULY 25, 2016

1. CONVENE

President Knox White called the 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, Curtis, Köster, Sullivan. Absent: Board Members Mitchell, Zuppan.

4. AGENDA CHANGES AND DISCUSSION

Items 7-E and 7-F were continued to the September 12th meeting.

5. ORAL COMMUNICATIONS

None

6. CONSENT CALENDAR

6-A 2016-3152

Annual Review: Alameda Landing Mixed Use Project Development Agreement Applicant: Catellus Alameda Development, LLC. The applicant requests a periodic review of two Development Agreements related to the Alameda Landing Mixed Use Residential Project and the Alameda Landing Mixed Use Commercial Project.

Board Member Köster moved approval of the consent calendar. Board Member Sullivan seconded the motion. The motion passed 5-0.

7. REGULAR AGENDA ITEMS

7-A 2016-3156

Boatworks Project, PLN15-0582 - 2235 Clement Avenue - Applicant: Phillip Banta. A Public Hearing to consider and take action on: 1) a request to approve Development Plan and Density Bonus applications for construction of 182 residential units and approximately two acres of open space on 9.48-acres located at 2235 Clement Avenue, 2) a request to approve Design Review for the waterfront open space, and 3) a request for a two year extension for Tentative Map #8060 originally approved in 2011. An environmental impact report has been completed for the project in compliance with the California Environmental Quality Act.

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

<https://alameda.legistar.com/LegislationDetail.aspx?ID=2782555&GUID=2BD7CA48-73CF-42CD-8752-D372F8001235&FullText=1>

Board Member Curtis asked if the 30 guest parking spaces is in addition to parking for public access to the waterfront.

Staff Member Thomas said he would review the question while the applicant gave their presentation.

Phillip Banta, project architect, gave a presentation on their project application and the process that brought them to this point.

Shona Armstrong, project attorney, spoke about the previous settlement agreement that they are basing their position on. She said staff is misleading the Planning Board to abrogate rights of the property owner. She said there is no legal impediment to extending the tentative map. She said they hope not to be put back at square one if the board approves the staff recommendations.

Staff Attorney Brown said that the City no longer has any obligations under the settlement agreement. She said the City Engineer sent a letter saying that he could not find the tentative map from 2011 in substantial conformance with the final map that was submitted.

Board Member Curtis asked if they could submit a final map without a tentative map first.

Staff Member Thomas said the City Council approved the tentative map in 2011 that required them to get the permits to fill the necessary portion of the bay. He said that BCDC condition was the very first condition in the 2011 approval.

President Knox White opened the public hearing.

Dorothy Freeman said she has been commenting on this project for 15 years. She said the new plans are different from the 2011 plan and cannot piggyback on that plan. She asked that the board deny the tentative map extension.

Robert McGillis is a member of the project architect team. He said the settlement agreement had been the basis for their work up until just a few months ago when the City decided not to recognize it any further. He said they are so close and would like to see it happen.

Sue Field said she likes the open space, but she is worried about the parking in the plan. She said there is a lot of break ins of cars on that section of Clement. She said football game nights will be a big problem. She said she would like to see stop signs on Clement at Elm and at Walnut. She said garages are used for storage, not parking cars.

President Knox White closed the public hearing.

Staff Member Thomas said the guests and visitors are included in the 30 spaces Board Member Curtis asked about, but that does not include the on street parking.

Board Member Sullivan asked how many parking spaces are included in the property not including public streets.

Staff Member Thomas said there would be a minimum of 30 guest spaces and 1.5 spaces per unit.

Board Member Curtis asked if safety aspects of traffic emergencies have been considered. He said that traffic backs us significantly today without this project.

Staff Member Thomas said that in an emergency, police and fire would take control of getting cars through intersections. He said they would likely create an all way stop at Blanding and Oak. He said the police and fire departments have reviewed and approved the project.

President Knox White said that he was disheartened by the fact that not much happened in the year since the last extension was approved.

Board Member Burton made a motion to deny the tentative map extension, per staff's recommendation. Board Member Curtis seconded the motion. The motion passed 5-0.

President Knox White asked for clarification about whether they were being asked to approve a density bonus application tonight.

Staff Member Thomas said we should modify condition #8 to clarify the number of 182 units are contingent upon the density bonus number of very low income units provided. He said that without a functioning density bonus application with 13 very low units, the resolution would have to revert back to 140 units. He said they also need to do 6 low income units and 10 moderate units to meet the City's inclusionary housing requirements.

President Knox White said the open space plan is great. He asked if the items would go to the City Council.

Staff Attorney Brown said that the item could be called for review, or the applicant could appeal the Planning Board's decision(s).

Staff Member Thomas said the tentative map recommendation would go to the Council either way.

Board Member Sullivan asked if the parking numbers could be adjusted later, or if they needed to address the number tonight.

President Knox White said that building a project with more parking that encourages more traffic would be problematic. He said he would support a motion for staff's recommendation and modifications tonight, including making sure there was a 12 foot path connecting to the waterfront.

Board Member Burton said he agreed with President Knox White on the parking issue. He said we are in line with where the City is at in providing sufficient parking while encouraging transit use.

Staff Member Thomas said they would amend condition 8.i. to ensure a 12 foot bike and pedestrian connection to Oak & Blanding and at Elm St.

Board Member Köster said he agreed that the project is sufficiently parked, citing the transit passes that would be included with the project.

Board Member Curtis asked that the motions for the development plan and open space plan be separated.

Board Member Curtis made a motion to approve the open space plan. Board Member Sullivan seconded the motion. The motion passed 5-0.

Board Member Burton made a motion to approve the development plan as outlined by staff, with the conditions: that the number of 182 units is conditioned on meeting condition number 7; that there be 12 foot wide bike and pedestrian paths from Oak & Clement to the waterfront as well as from Elm St. to the waterfront. Board Member Köster seconded the motion.

Board Member Sullivan said that she believed it was an overcrowded development plan and not conducive to young families.

The motion passed 4-1 (Curtis). The resolutions can be found at:
https://alamedaca.gov/sites/default/files/document-files/department-files/Planning/2016_planning_board_resos_july-september.pdf

7-B 2016-3165

Hold a Public Hearing to Consider Site A West Atlantic Design Review Application, including Final Surface Materials, Street Trees, Storm Water Retention Landscaping for Site A and Street Lights for Site A and the Entirety of Alameda Point.

Board Member Burton recused himself for the item.

Staff Member Thomas gave the staff presentation. The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=2782557&GUID=D5B5BEE6-DCFD-492A-971F-A1D34817AB44&FullText=1>

Board Member Köster confirmed that the road for the shared plaza was still raised. He asked if the lanes for Main St. could be reduced as part of this plan.

Staff Member Thomas said that the plan is to reduce Main St. to three lanes in a later phase of the Site A development.

Board Member Curtis asked if the output from the different street lights were equal.

Staff Member Thomas said they were, and that they were reviewed by AMP and APD. He said the board is only considering the design aspects.

President Knox White opened the public hearing.

Georgia Madden, a local landscape architect, said she is concerned about the choice of the blackwood acacia. She said it would be very problematic. She said they can escape cultivation and damage streets and sidewalks. She hoped the board would reconsider use of this tree.

The landscape architect confirmed that the tree was a problem and was not included in the final plan.

President Knox White closed the public hearing.

Board Member Sullivan said the palm trees chosen were not her favorite and asked why a more graceful option was not chosen.

The landscape architect for Site A said they considered a wide range and settled on something that could be approved by Public Works and be likely to survive the environment and be in good supply when needed.

Board Member Köster said he was happy to see the project moving along. He agreed with staff, preferring the bowed street lamps. He also agreed with option 1 for the sidewalk lamps.

Board Member Sullivan liked the curved lamp looked better. She worried that the staff choice on the smaller one would not be substantial.

President Knox White agreed with the lamp choices. He said he wanted to make sure the lights that go into these lamps are not the terrible blue lights being installed all over town.

Andrew Moore, lighting consultant for Site A, explained that they can use a warmer light setting in the new fixtures.

President Knox White said he would like a condition that requires AMP to come back to the Planning Board if the warmer lighting setting is not used. He said the sweeping curves at the corners of W. Atlantic and Main St. are outdated and unsafe and encourage unsafe speeds for turning vehicles. He said that the bike lanes stopping short of the intersection and dumping the future Cross Alameda Trail into the mix with pedestrians in the crosswalk was not appropriate.

Staff Member Thomas listed the proposed changes and conditions: staff's recommended light standards; choosing the warming light setting; look at the radius of the corners; extend and identify where the cycle tracks; consider adding softscape at the large corner intersection; making sure staff considers maintenance when selecting the final palm variety.

Board Member Köster made a motion to approve the project with: staff's recommended light standards; warmer 3000K lights; developing the intersections further; and considering maintenance when choosing the final palm tree species. Board Member Sullivan seconded the motion. The motion passed 4-0.

7-C 2016-3166

PLN15-0198 - 1926 Park Street - Applicant: Bridgett Shank on behalf of Park Esquina, LLC. Public Hearing to consider Design Review, a Use Permit, and a Zoning Text Amendment to construct a mixed use complex with office, retail, and a residential unit on a vacant lot at 1926 Park Street. A Use Permit is required for ground floor office space and outdoor

seating in the NP-G (North Park Street, Gateway) zoning district. The Zoning Text Amendment is being requested to allow for a proposed building setback on Blanding Street that does not conform to the existing zoning setback requirement. This project is categorically exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15332 - Infill Development Projects.

Staff Member Sablan gave the staff presentation. The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=2782558&GUID=703737E4-1566-45CB-83BE-4F6CF1EF3417&FullText=1>

Bridgett Shank, project architect, gave a presentation on the design of the project.

Board Member Curtis asked for details about how the leased parking arrangement would work.

Staff Member Sablan said there is a 7 year lease with a business at Park St. and Clement St.

Staff Member Thomas said the zoning ordinance allows a discretionary decision to allow this type of parking arrangement.

Board Member Köster asked if the City Council had approved the parking arrangement of the previous plan.

Staff Member Thomas said they approved everything about the project except the use of shipping containers.

Staff Member Tai explained that the parking arrangement is in conjunction with providing transit passes to the occupants of the site.

President Knox White opened the public hearing.

Ken Carvahlo spoke in favor of the project. He said the process has been long and expensive and hopes the property owner can move forward with his project.

Tina Blaine said she liked the design, especially the courtyard. She said the area now is bleak and barren. She said she hopes the project moves forward.

Rich Krinks said he supported the project and the design is very attractive. He said he gets calls every week for people looking for small office space and there is never enough.

Christopher Buckley, AAPS, said the current version is a major improvement. He listed conflicts they see in the City's design review manuals.

President Knox White closed the public hearing.

Board Member Köster asked if the street tree renewal and sidewalk updates would be coming to this section of Park St.

Staff Member Tai said there is not enough room in the right of way to add street trees at this location.

Board Member Curtis said if we approve this plan we have set a precedent for modern architecture, which he liked. He said he would like to see a condition that allows an additional 7 year extension for the parking arrangement.

Board Member Sullivan said the new building is a phenomenal improvement. She said she feels badly that the resident will not have parking on site.

Board Member Köster said adding a door access for tenants 2 and 3 to the courtyard would make it better. He suggested the bike parking be moved to a better location. He said he was disappointed with City Council's decision to deny the previous design after much design review and public input.

Board Member Burton said he liked the current design and that the project would add a strong presence at the north end of Park St. He said he would like to make sure the large scale window details are carried through to the windows of the office spaces. He said he supports the amendments allowing greater setbacks in these types of instances.

President Knox White said he is supportive of the project. He said the public space will be hard to make work as more than a wide sidewalk. He said he thinks there is a way to provide some street trees along Blanding to make the area a little less harsh. He said he would support moving the bike parking to a different location. He said we have dozens of buildings on Park St. that do not provide parking and they are thriving.

Staff Member Thomas explained options for changing the landscape plan to provide street trees on Blanding Ave. He said they would have to work it out with Public Works and could bring the landscape plan back or just give direction to staff to address the question before moving forward.

Board Member Burton made a motion to approve the zoning text amendment and project design with conditions: adding the window shadow boxes on the entire building; adding a seven year option to the shared parking lease; exploring relocating the bike parking; bringing the Blanding Ave landscape plan back to the board for approval. Board Member Köster seconded the motion. The motion passed 5-0.

The resolutions can be found at: https://alamedaca.gov/sites/default/files/document-files/department-files/Planning/2016_planning_board_resos_july-september.pdf

7-D 2016-3167

PLN14-0517 - 712 Lincoln Avenue - Applicant: Simon Kwan for Kevin Lam. A public hearing to consider Design Review approval to allow the construction of an approximately 7,100 square foot two-story mixed-use commercial building on an approximately 20,000 square foot site located approximately 96 feet east of the southeast corner of Webster Street and Lincoln Avenue. The Proposed Project is Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15332 In-fill Development.

Staff Member Dong gave the staff presentation. The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=2782559&GUID=8C97D11C-6AD7-4683-BFE7-F45F86A28ADA&FullText=1>

Board Member Curtis asked if staff studied the parking around the area. He said parking is very limited in the area.

President Knox White opened the public hearing.

Thomas Comillie said the small building has historic significance from its time as a power station for the rail line and hopes it can be preserved in some way.

Janet Galera said she was in favor of the project but is concerned about parking.

Dick Rutter spoke about AAPS's desire to preserve and reuse the rail building. He said it could be used as an entryway for a setback building.

Christopher Buckley, West Alameda Business Association, outlined suggestions he felt could improve the design.

President Knox White closed the public hearing.

Board Member Köster asked if there was a materials palette.

Staff passed the materials board around the dais.

Board Member Köster said using the historic building would be a nice addition to the site. He said he would like to see a transom window all the way across. He wondered why the building had such a high parapet and would be in favor of lowering it a little bit.

Board Member Burton said the cornice should either be solid or the piece of the wall where the trellis comes in becomes stucco. He said continuing the transom window makes sense. He said making sure the siding is smooth is important. He said preserving and moving the train building would be very good.

Board Member Sullivan said she would love to preserve the train station building in a public place where many people could enjoy it. She supported continuing the transom windows and doing something more with the open trellis.

President Knox White agreed that moving the historic building to a public place in town would be preferable. He said the backyard location would be the last resort.

Staff Member Thomas suggested bringing two cornice options back on the consent calendar with a staff recommendation.

Staff Member Tai summarized the conditions to be considered: bring the cornice design back; continue the mullion on the first floor windows creating a transom; smooth horizontal siding; window details; relocating the train station.

Board Member Sullivan asked whether the bulkhead should be solid.

Board Member Sullivan made a motion to approve the building design with the listed conditions by Staff Member Tai above. Board Member Köster seconded the motion. The motion passed 5-0.

The resolution can be found at: https://alamedaca.gov/sites/default/files/document-files/department-files/Planning/2016_planning_board_resos_july-september.pdf

7-E 2016-3168

Public Hearing to Introduce an Ordinance Amending Chapter 30 of the Alameda Municipal Code (Zoning Ordinance) to Remove Barriers and Add Incentives for Second Units. The proposed amendments regarding Second Units are Statutorily Exempt pursuant to Section 15282(h), for the

adoption of ordinances implementing AB 1866 - Second Unit Law
(Government Code Section 65852.2).

7-F 2016-3169

Board Elections

Board Member Curtis made a motion to continue items 7-E and 7-F to the September 12, 2016 meeting. Board Member Köster seconded the motion. The motion passed 5-0.

8. MINUTES

8-A 2016-3163

Draft Meeting Minutes - April 11, 2016

No action taken

9. STAFF COMMUNICATIONS

9-A 2016-2441

Zoning Administrator and Design Review Recent Actions and Decisions

No action taken.

9-B 2016-2442

Future Public Meetings and Upcoming Community Development
Department Projects

Staff Member Thomas said they were off for the month of August and would be back on September 12. He outlined the items on the September agenda.

10. WRITTEN COMMUNICATIONS

None

11. BOARD COMMUNICATIONS

None

12. ORAL COMMUNICATIONS

None

13. ADJOURNMENT

President Knox White adjourned the meeting at 10:33pm