

APPROVED MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, MARCH 26, 2018

1. CONVENE

President Mitchell convened the meeting at 7:00pm

2. FLAG SALUTE

Board Member Koster led the flag salute.

3. ROLL CALL

Present: President Mitchell, Board Members Burton, Cavanaugh, Curtis, Köster, Sullivan, Teague.

4. AGENDA CHANGES AND DISCUSSION

Staff Member Tai asked to move item 7-A to the end of the regular agenda.

5. ORAL COMMUNICATIONS

None

6. CONSENT CALENDAR

None

7. REGULAR AGENDA ITEMS

7-B 2018-5358

Recommendation to Adopt a Resolution Recommending that the City Council Approve the Development Agreement for Rebuilding the Existing Supportive Housing at Alameda Point (RESHAP) Project

Staff Member Giles gave a presentation. The staff report and attachments can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=3378566&GUID=6EE67A30-4231-4FE1-99F9-56F1523C57ED&FullText=1>

Board Member Curtis asked what circumstances would take the project beyond the ten year horizon.

Staff Member Giles said the complicated financing required for these projects and the dependence on a market rate developer for backbone infrastructure could take time.

Board Member Curtis suggested that language in the development agreement regarding mortgagees (vs. trustees), and lawsuits and developer obligations be reviewed.

Board Member Teague asked how safe the Phase I residents will be while the later phases are awaiting completion and under construction.

Staff Member Giles said the areas that would present a hazard would be fenced off.

Board Member Köster asked how many total residents are expected to be served at the site. He asked how the Trump Tax Plan would affect the funding availability.

Staff Member Giles suggested there were over 500 residents of APC. She said there are currently funding sources for this type of project.

Board Member Sullivan asked if there are funding sources already locked in for this project.

Staff Member Giles said they are looking at sources for funding, but that the project is still likely years away.

Board Member Cavanaugh asked if the demolition would be done in phases or all at once.

Staff Member Giles said they would try and do it in phases in order to not disturb existing users until new buildings come on line.

Doug Biggs, Alameda Point Collaborative, said the Collaborating Partners serve almost 500 residents, including over 300 children. He said they need the ten year horizon to make sure they will have flexibility to acquire adequate funding sources.

Board Member Teague made a motion to approve the recommendation with the criteria that the City Attorney review the mortgagee/trustee issue, the liability issue brought up by Board Member Curtis, and the potential addition of a mediation clause. Board Member Sullivan seconded the motion. The motion passed 7-0.

7-C 2018-5359

Recommendation for the Planning Board to Review and Endorse the Economic Development Strategic Plan (EDSP)

Staff Member Fonstein introduced the item. The staff report and attachments can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=3378567&GUID=01848478-04B9-4A74-8C5F-50723F3FBD34&FullText=1>

Sujata Srivastava, Strategic Economics, gave a presentation on the EDSP.

John Knox White, Chair of the Task Force, said this document is a values guided document. He said they acknowledged that dealing with our housing and transportation is critical for our economic development success.

Brock Grunt said the document does a good job of representing the city's views and vision for the future.

Debi Ryan, CASA, said the plan seems more holistic than previous plans.

Board Member Curtis said the report is well integrated. He asked if the ten year time frame is realistic for the blue tech/maritime elements given that many of the waterfront developments are already finalizing their plans.

Staff Member Fonstein said the time frames are estimates and that certain items could move ahead more quickly where appropriate.

Board Member Burton asked what the procedure would be for incorporating Planning Board feedback to the plan before it goes to City Council.

Staff Member Fonstien said they would incorporate the board's comments when they go forward to the City Council.

President Mitchell asked why teacher housing and affordability were not specifically called out in the plan, given the struggles the school district is having retaining quality teachers.

Ms. Srivastava said they did discuss housing opportunities for teachers but that they plan looked more holistically at the housing issue. She said they are trying to achieve affordability for a range of incomes in Alameda.

President Mitchell said that the plan discusses workforce housing, but asked why it does not address rent stabilization.

Ms. Srivastava said the task force felt that the City was still working out its position on the issue and wanted to let that issue work itself out.

Mr. Grunt said the consensus was that it was more of a political issue to be addressed by the voters instead of this task force.

Board Member Sullivan said there is a disconnect between the discussion of marine goals and actions.

President Mitchell opened the public hearing.

Catherine Pauling, Alameda Renters Coalition, said the rent issue is much more than a political issue. She said renters provide the labor for the economy and the lack of affordable housing is a problem for businesses. She said the City needs to do a better job of collecting information on rental housing.

Rasheed Shabazz asked if any of the discussions focused on living wages, disadvantaged businesses (women and minority owned), and if there are specific equity indicators

developed. He said there was a plan in the 2000s for building student housing at Alameda College. He suggested bringing back the summer jobs program.

Lorre Zuppan said the plan is really about strategy now instead of just tactics. She said she endorses the plan and thinks the plan can improve with time.

President Mitchell closed the public hearing.

Board Member Curtis said the document is well integrated, apolitical, and deals with solutions.

Board Member Teague said the language in the plan may discourage certain types of technology companies from coming to Alameda. He said he would like to see the transportation barriers outlined clearly. He said, similarly, that defining the barriers as they relate to housing and economic development would improve the plan.

Board Member Burton said the document should be a communication tool to identify what they City's strategies are. He said it would help to have some definitions in the document (i.e.- blue tech, green tech.) He said the north Park St. plan should be highlighted in the document. He said he looks forward to the City Council adopting the plan.

Board Member Sullivan said the support services are lumped together as if they were equally weighted against the business buckets. She said there is nothing that anchors the discussion, a jump off point. She said there is nothing in the document about growing existing businesses.

Board Member Cavanaugh said the board's comments need to be incorporated into the document and brought back before sending it to the City Council.

Board Member Köster said we should look at homeless shelter opportunities throughout the city. He said a higher end resort opportunity should also be pursued given Alameda's attributes.

President Mitchell said he liked the idea of focusing on disadvantaged businesses. He said he would like to see something addressing the rent issue. He said he would like to see the plan come back to the Planning Board.

Board Member Burton said he thinks the task force should get to have the final say on incorporating feedback into the plan.

Board Member Curtis cautioned the board from trying to make the document perfect instead of implementing the strategies in the document.

Board Member Burton suggested that the document could come back on the consent calendar.

Board Member Burton made a motion to direct staff to incorporate the board's comments and bring the item back on the consent calendar. Board Member Köster seconded the motion. The motion passed 7-0.

7-D 2018-5360

PLN17-0538 - 1825 Park Street - Applicant: Ganesha LLC. A Planning Board Design Review study session to consider a four-story, 96-room Holiday Inn Express hotel at the southwest corner of Park Street and Clement Avenue. The project is located within the NP-G North Park Street Gateway zoning district. No final action or decision will be taken.

Staff Member Barrera gave a presentation. The staff report and attachments can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=3378568&GUID=2D43FBA8-1A4C-4A01-96AD-1D43D23181A0&FullText=1>

Board Member Sullivan asked if, given the large chunk of Park St. that the project would take up, there would be any public serving businesses on the ground floor.

Staff Member Barrera said there would not be any kind of retail, but that the lobby and great room area facilities would be accessible to the public.

Board Member Köster asked if there was anything prohibiting a parking structure as part of a podium or wrapped structure.

Staff Member Tai said that there is nothing prohibiting it, but that it is not part of the proposal.

President Mitchell asked what the signage requirements are.

Staff Member Barrera said that they would have to come back with the signage permit application and meet the appropriate guidelines.

Board Member Cavanaugh asked if bringing the parapet height down was considered.

Staff Member Barrera said there is some wiggle room, but that the design is within the height limit allowed for the site.

President Mitchell opened the public hearing.

Vita McConnell said she supports the project because of the business it brings to Alameda.

Christopher Buckley, Alameda Architectural Preservation Society, said the gateway site is important. He suggested some material and design element changes that would improve the Streamline Moderne design.

Greg Beren, adjacent property owner, said he has concerns about a four story building looming over his yard. He said he has parking concerns. He said the hotel will exacerbate traffic issues getting on and off the island.

President Mitchell closed the public hearing.

Board Member Teague said he was underwhelmed by the architecture and the different colors. He said the access to the parking off of Clement will be a problem because traffic backs up on Clement. He said he would like to see how other hotels' shuttles are performing at reducing the parking load. He said he would look at reducing the compact parking spaces first.

Board Member Köster said he welcomes more hotels in Alameda. He said as guests arrive to the rear of the hotel in the parking area the entrance to the hotel needs to be stronger. He suggested more appropriate Streamline Moderne elements. He said the parapet seems oversized. He suggested doing more to serve the public on the ground floor.

Board Member Cavanaugh said that reducing the parking for a hotel with a shuttle seems doable.

Board Member Curtis said there is no place for any overflow parking.

Board Member Sullivan said parking is her big issue. She said the location does not lend itself to anything but getting around by car. She said there are too many colors and she does not like the brown.

President Mitchell said there are a lot of improvements that need to be made to the design. He said he is a little cautious after seeing the Hawthorne Suites hotel not turn out as well as the original design seemed. He said that if he is going to give a parking variance it would be for a different type of use like residential.

Board Member Burton said the entrance on Clement is the right location, but we have to get the flow right. He said the parking study, comparison with the other hotels in Alameda, and a detailed market study of who the customers will be are going to be required to make an educated decision on the parking waiver. He said there has not been any progress with the design since he last saw the project over two years ago. He echoed Board Member Koster's comments about improving the ground floor treatments. He said the horizontal elements must be strengthened to accomplish the Streamline Moderne look. He said horizontal muntins on the windows would be good. He said there is no reason to have planters protruding into the public right of way. He said the back of the building needs to

have a consistent level of design. He said there is no reason for an illuminated signage on the rear of the building facing the residential. He said the south elevation needs some treatment other than a huge blank wall.

President Mitchell, due to the late hour, moved items 9-A and 12 up in order to take public comment.

9-A 2018-5362

Zoning Administrator and Design Review Recent Actions and Decisions

Jeff Speckels said the size of the addition at 1123 Versailles dwarfs the size of his home and he has concerns about the design. He said increasing the property by over 100% would violate the design guidelines.

Robert Tokini said turning a two bedroom one bath into a five bedroom three bath home would drastically change the neighborhood.

Staff Member Tai said that the neighbors can file an appeal or a board member may call the item for review. He said the addition meets all of the objective standards in the zoning code. He said they have conditioned the approval with various privacy considerations for the neighbors.

Board Member Sullivan asked to call the Versailles item for review.

12 Oral Communications

Rasheed Shabazz said he is working on a book about race and housing history in Alameda. He said he would be giving a talk April 24th on Measure A at the Alameda Library. He invited the board to attend.

7-A 2018-5357

Planning Division Online Tools Presentation

Staff Member Tai gave a presentation. The staff report and can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=3378309&GUID=CF154438-EE02-4C00-90A3-7ADDC9171B50&FullText=1>

Board Member Curtis asks what happens if a neighbor finds unpermitted work being done.

Staff Member Tai said that if there is no permit on file they would refer them to code enforcement.

Board Member Köster asked if staff was accepting electronic submittals of plans.

Staff Member Tai said they are accepting both now and working through the kinks.

Board Member Teague pointed out that the personal information of permit applicants being posted on the website for all to see is a privacy issue.

Staff Member Tai said he will consult the City Attorney's office about the requirements and concerns.

8. MINUTES

8-A 2018-5361

Draft Meeting Minutes - February 12, 2018

Board Member Sullivan asked that the paragraph starting with "Nancy Hird..." be clarified.

Board Member Teague clarified his comments under 7-B.

Board Member Sullivan made a motion to approve the minutes as amended. Board Member Curtis seconded the motion. The motion passed 7-0.

9. STAFF COMMUNICATIONS

9-B 2018-5363

Future Public Meetings and Upcoming Community Development
Department Projects

The schedule can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=3378571&GUID=C93A1C83-88DF-4103-97C7-268BE47F292D>

10. WRITTEN COMMUNICATIONS

None

11. BOARD COMMUNICATIONS

Board Member Teague said he wanted to thank staff for all the hard work they do in answering all of his questions.

12. ORAL COMMUNICATIONS

Moved

13. ADJOURNMENT

President Mitchell adjourned the meeting at 10:25pm.