

APPROVED MINUTES  
REGULAR MEETING OF THE  
CITY OF ALAMEDA PLANNING BOARD  
MONDAY, MAY 29, 2018

1. CONVENE

President Mitchell convened the meeting at 7:04pm

2. FLAG SALUTE

Board Member Cavanaugh led the flag salute.

3. ROLL CALL

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

Absent: Board Member Köster.

4. AGENDA CHANGES AND DISCUSSION

**\*None\***

5. ORAL COMMUNICATIONS

**\*None\***

6. CONSENT CALENDAR

**2018-5611**

Annual Review: Alameda Point Site A Development Agreement - Applicant: Alameda Point Partners, LLC (APP). Approve a Resolution Finding that APP has Demonstrated Good Faith Compliance with the Terms and Conditions of the Alameda Point Site A Development Agreement from August 16, 2016 through April 15, 2018, based on the Findings contained in the Draft Resolution. This Compliance Review is not a project under CEQA

**2018-5612**

Public Hearing to consider a finding of General Plan conformity for the disposition of real property at 1703 Grand Street

**Board Member Teague made a motion to approve items 6-A and 6-B. Board Member Curtis seconded the motion. The motion passed 6-0.**

**2018-5613**

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

President Mitchell opened the public hearing.

Catherine Pauling thanked the board for their work on the plan and for listening to the diverse views of the community.

Liz Taylor thanked the board for including important blue economic development portions of the plan.

Dorothy Freeman shared information on the potential benefits of maritime related businesses. She said the Svendsens Boatworks needs to be restored to its original footprint.

President Mitchell closed the public hearing.

**Board Member Teague made a motion to approve item 6-C. Board Member Curtis seconded the motion. The motion passed 6-0.**

7. REGULAR AGENDA ITEMS  
**7-A 2018-5614**

Public Hearing to Consider a Recommendation to Approve the Master Plan, Density Bonus Application, and Environmental Impact Report for the Alameda Marina Property Located at 1815 Clement Avenue (APN 071-0288-003 and 071-0257-004) in the Northern Waterfront Priority Development Area

Board Member Burton recused himself from the item because his firm prepared the Master Plan.

Staff Member Thomas gave a presentation. The staff report and attachments can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=3505996&GUID=DEA0906C-DBB9-4088-B5F0-2C10D16B27BD&FullText=1>

Board Member Teague asked what could be done to the EIR at this stage.

Staff Attorney Chen said there has been a lengthy process and tonight's action is simply asking whether or not to make a recommendation that the City Council certify the EIR.

Board Member Curtis said that not all concerns had been addressed in the EIR. He said the emergency vehicle response times during rush hour at full build out have not been adequately addressed.

Staff Member Thomas said that issue was addressed on page seven of the staff report.

Sean Murphy, Alameda Marina, and the developer team gave a presentation.

Board Member Teague asked for clarification of the board's flexibility surrounding parking, building heights, and density bonus issues.

Staff Attorney Chen reviewed the numbers in the density bonus application.

Staff Member Thomas said they asked for a waiver for the 45 foot height limit.

Board Member Teague asked for clarification about the shared parking requirements and whether the residential users would be permitted to use the commercial parking.

Staff Member Thomas said they would like to clarify that language to make clear that the residents are not to use the commercial parking areas.

President Mitchell opened the public hearing.

Alan Pryor said he works at the marina and has experienced the failing infrastructure first hand.

Philip James said the sidewalks along Clement are unsafe and we should make room for people who want to live in Alameda. He urged approval of the plan.

Chris Nicholas thanked the board for incorporating feedback and boating access in the plan. He said it has come a long way.

Kathi Fournier works at the marina and said she is excited to open a small business in the new marina. She read a letter from a resident of Barnhill Marina supporting the plan.

Sarah Sieloff said the reuse plan is a good environmental solution to this brownfield. She said she moved out of Alameda due to skyrocketing rents. She said Alameda needs more housing. She recommended approval of the plan.

Bob Naber gave a presentation for Save Alameda's Working Waterfront. He said there is inadequate space in the plan for dry storage, the area is too shallow, and the boatyard should be equivalent to what Svendsens used to be.

Dorothy Freeman said the new project will block the views of the estuary even more than the current "brown wall" on Clement Ave. She said the project will create major traffic problems for Alameda.

Joseph Woodard said a citywide transportation study is required to analyze traffic impacts of planned developments.

Jim Sweeney said we must preserve the full service boatyard. He said the location is a bad location to add housing.

Eric Gantos said he supports the project.

Joanne Martin said she is in full support of the project.

Rodney Pimentel said the Encinal Yacht Club supports the project with conditions to ensure a viable boatyard to service the thousands of boats in the estuary.

Barbara Thomas said the EIR firm did not properly analyze the traffic impacts.

Jane Pimentel said she likes the plans for the waterfront. She said we need a full service boatyard to maintain those boats.

Gretchen Lipow said Alameda is already very dense. She said the jobs-housing balance of the plan and ratio of affordable housing are not adequate. She said we need to maintain our maritime related sites and business, including industrial use.

Liz Taylor said her business, DOER Marine, was a prime example of what happens to small businesses that stand up to developers. She said the plan has improved, but is not yet a working waterfront plan.

Kari Thompson said the plan supports the city's goals and improves access to the waterfront.

Charles Souza said we need the plan and do not want to have this site end up like the site at Oak and Clement.

Dave Wilhite said he supports the project. He said it balances the housing and marine industry nicely.

Ray Durazo said he is concerned that the needs of recreational boaters are met by the plan.

Suzanne Diers said the EIR did not discuss soil quality or the high water table. She said the plan could impact parking the neighboring areas.

Paul Houtz, Alameda Marina Harbormaster, said the boat tenants are very important to him. He said the dry storage and boat repair options in the plan will be adequate to serve the needs of boaters. He said the seawall is well beyond its lifetime and must be replaced.

Woody Minor said the site is an irreplaceable piece of history from our shipbuilding past. He suggested adopting the reduced project alternative or the adaptive reuse alternative.

Nancy Hird asked how we would get off the island in a disaster. She said the developer does not want a working boatyard. She said the City needs to overlook the RFP process.

Lars Hansson said he supports the plan. He liked that the plan opened up the waterfront. He said the benefits of the project will outweigh any parking and traffic issues.

John Platt said a lot of thought and change has gone into the plan. He said there should be a landing for a small ferry. He said the service barges can work well, but that we need a full service boatyard to make the operations viable.

Peter Brand said we need a boatyard to help service the 4,000 boats in the estuary. He said there is enough demand for a successful boatyard.

Tina Blaine said the plan is as accommodating as possible balancing all interests. She said she is excited about the Bay Trail and water access opportunities. She urged support.

Paul Kaplan said he owns a boatyard and the environmental requirements for a boatyard make a full service boatyard unlikely to be possible. He said the dockyard plan can work.

Irene Dieter said we need to do more to prepare for sea level rise.

Adrian Covert said the Bay Area Council supports the project because the region desperately needs more housing.

Paul Anzel said he supports the project because the housing crisis has reached a tipping point.

Christopher Buckley said that the board should consider the adaptive reuse and preservation alternatives more closely.

Laura Thomas said Renewed Hope Housing Advocates is supporting the project because of the promised affordable housing. She said she supports efforts to meet the missing middle housing needs with smaller flats.

Charles Olsen, attorney for the applicant, said the preservation and adaptive reuse options were studied and deemed infeasible.

Sarah Kaplan said her business is geared toward getting the community on the water.

Jeff Breen, Bay Area Association of Disabled Sailors, said they have gotten a lot of support from the applicant and that they support the project.

Eileen Zedd said change is inevitable. She said the project will benefit everyone and provides a sustainable solution.

Scott Koehler said his business will benefit from the work barges and supports the project and efforts to put in a new boatyard at the site.

Karen Bey said she supports the project to help meet our housing obligations.

William Smith said the EIR failed to address many impacts to the community.

Brian McGuire said Bike Walk Alameda asks for a full 16' Bay Trail throughout the project. He said we need the housing but that we should move the plan forward with the requirements to provide a full service boatyard.

John Knox White said that the things the subcommittee asked for improved the project, but that it naturally required more housing units to pay for those amenities.

Kristopher Köster said the current plan is a big improvement from the original plan and would fit the needs of Alameda today and in the future.

President Mitchell closed the public hearing and declared a five minute recess.

**Board Member Teague made a motion to recommend City Council accept the EIR with three additional pieces of information: 1) adding the emergency vehicle information from the staff report to the EIR, 2) the population of Encinal High School, and 3) impacts of traffic on Bay Farm. Board Member Curtis seconded the motion.**

Board Member Curtis said the emergency vehicle information should emphasize the time periods during morning and afternoon rush hour.

Staff Member Thomas said they can break out response times by hour, but anticipating what they would be for future traffic levels will be difficult.

**Board Member Teague accepted the amendment by Board Member Curtis. The motion passed 5-0.**

Board Member Curtis said the plan will never please everyone. He said the infrastructure will add \$116,000 per unit that needs to be recovered. He said he would be supporting the project because it would make something nice out of a blighted area.

Board Member Cavanaugh said he is concerned about traffic, but that it is not just the Marina's choice. He said he is in favor of the project.

Board Member Teague said he would like to make sure that the residential parking is not allowed in the commercial areas of the project. He said that they should not enshrine the ability to do something else with the maritime commercial space and that they should have to come back to the board. He said the project will make Clement Ave safer and asks that they consider the bike trail widths to prevent potential choke points. He said he would support the project with those changes.

Board Member Sullivan said the boating industry is key in Alameda. She said this project should have a full boatyard. She said she wishes the height of the buildings were limited to 45'. She said she would like to see more full sized parking spaces and fewer compact spaces.

President Mitchell said the applicant went above and beyond what the board was asking for. He said the project fills many needs. He said this is the best project we can get and state laws would make any future application less desirable. He said he would like the project be 50% for purchase and 50% for rent.

Board Member Curtis asked if that would fit into the applicant's economic model.

Sean Murphy said they see a range of rental and for sale housing being offered at the site.

President Mitchell pointed out that the Housing Element has a goal of increasing the rate of homeownership.

Board Member Teague made a motion to recommend that the City Council approve the Master Plan with the alterations the board specified, including the parking issue, page 40 issue, and a 50% ownership target.

Staff Member Thomas outlined staff's proposed amendments based upon community feedback: infrastructure and RFP/RFQ for the boatyard, water taxi dock, street sections, affordable housing plan.

**Board Member Teague made a motion that City Council approve the Master Plan with conditions regarding parking, Bay Trail requirements, page 40 issue,**

**addendums regarding the boatyard, and 50% rent vs. buy target. Board Member Curtis seconded the motion. The motion passed 5-0.**

8. MINUTES

**8-A 2018-5624**

Draft Meeting Minutes - March 26, 2018

**\*continued - see below 9-B\***

9. STAFF COMMUNICATIONS

**9-A 2018-5625**

Community Development Department Recent Actions and Decisions

**9-B 2018-5625**

Future Public Meetings and Upcoming Community Development Department Projects

**Board Member Sullivan made a motion to postpone items 8-A and 9-B to the next meeting. Board Member Teague seconded the motion. The motion passed 5-0.**

President Mitchell called for a two minute recess.

10. WRITTEN COMMUNICATIONS

President Mitchell read a resolution honoring Kristopher Köster's service on the Planning Board.

11. BOARD COMMUNICATIONS

**\*None\***

12. ORAL COMMUNICATIONS

**\*None\***

13. ADJOURNMENT

President Mitchell adjourned the meeting at 10:27pm.