

APPROVED MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, MAY 14, 2018

1. CONVENE

President Mitchell convened the meeting at 7:01pm

2. FLAG SALUTE

Board Member Curtis led the flag salute.

3. ROLL CALL

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

Absent: None

4. AGENDA CHANGES AND DISCUSSION

None

5. ORAL COMMUNICATIONS

None

6. CONSENT CALENDAR

6-A 2018-5560

PLN16-0314 - Design Review - Seaplane Lagoon Ferry Terminal.
Applicant: City of Alameda. Public Hearing to consider Design Review approval pursuant to AMC Section 30-37 for new ferry terminal improvements located at the Seaplane Lagoon in the NAS Alameda historic district. The environmental effects of the proposed project were considered and disclosed in the Seaplane Lagoon Addendum to the Alameda Point Environmental Impact Report. No further environmental review is required under the California Environmental Quality Act

Board Member Teague asked to pull item 6-A from the consent calendar.

proceeded after item 6-B

Board Member Teague said he pulled the item because of the Historical Advisory Board comments and his own design questions regarding the lighting and additional information shared with the board.

Staff Member Tai gave a report on the item. The staff report and attachments can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=3494068&GUID=55BFBC80-CCBF-4B86-9E0E-7DEDA8F16413&FullText=1>

Board Member Curtis asked if the glass wall met the code requirements.

Staff Member Tai said the code requirement is for 42 inches and the glass wall is designed to 60 inches.

Board Member Curtis said that raising the wall would be an unnecessary cost increase and suggested the board override that suggestion by the HAB.

Board Member Teague asked if the removal of the handrail for aesthetic reasons would create an accessibility issue.

Kent Royal, project architect, said this is a fixed pier and not a ramp and therefore does not require a handrail. He said five feet is the highest they can cantilever the glass without additional support.

Board Member Teague said he wanted to specifically exclude the sign lighting from the motion. He said he was fine with a five foot wall and the other design suggestions.

Board Member Burton said he would be okay with or without the caulking, and thinks the hand/lean rail should remain.

President Mitchell said he was okay with out without the caulking. He said he prefers the design without the railing.

Board Member Teague made a motion to approve the supplemental memorandum with exclusions for the handrail and caulking, retaining the five foot height, and excluding the uplighting for the sign. Board Member Curtis seconded the motion. The motion passed 6-0.

6-B 2018-5561

Approve a Resolution Finding that the Harbor Bay Entities have Demonstrated Good Faith Compliance with the Terms and Conditions of Development Agreement, DA-89-1, through April 4, 2018, Based on the Findings Contained in the Draft Resolution. This Compliance Review is not a project under CEQA

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

7. REGULAR

AGENDA

ITEMS

7-A 2018-5564

PLN17-0484 - 1123 Versailles Avenue Call for Review - Applicant: Shirley Xie. A public hearing to consider Design Review to construct a one-story

addition at the rear of an existing split-level single family home. The addition will add approximately 562 square feet to an existing 974-square foot residence. The property is listed on the City of Alameda's Historic Building Study List with a "B" designation. The project is located within the R-1 (One-Family Residence) Zoning District

President Mitchell said he lives close to this property and would be recusing himself for the item.

Staff Member Sablan gave a presentation. The staff report and attachments can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=3494069&GUID=53D9146F-CCEE-4F5E-A0D7-F3AE1F765CB1&FullText=1>

The staff report was briefly interrupted by an earthquake.

Board Member Sullivan thanked the applicant for the changes to the plan which she said fit in beautifully with the neighborhood.

Board Member Burton asked that a condition be added to make the window trim match the existing house.

Board Member Teague said the existing windows have mismatched trim and staff should decide which trim should be matched. He commended the applicant for going above and beyond in accommodating the neighbors' concerns in the plan. He said he believed that the motion would need to be amended to deal with the Secretary of the Interior compatibility issue.

Board Member Teague moved approval of the motion with modification to finding number four to include the finding of compatibility of the addition. Board Member Curtis seconded the motion. The motion passed 5-0. (Mitchell recused)

7-B 2018-5565

1100-1250 Marina Village Parkway Public Hearing to Review and Comment on the Shipways Residential Project Draft Environmental Impact Report and Project Design - Applicant: The Cavallari Group, Inc. A public hearing to review and comment on the adequacy the Draft Environmental Impact Report (EIR) and project design for the Shipways Residential Project application. The Shipways Residential Project Draft EIR (State Clearinghouse No. 2017042021) evaluates the potential environmental impacts associated with the approval and construction of the proposed project, and this public hearing is being conducted pursuant to the California Environmental Quality Act (CEQA)

Staff Member Barrera gave a presentation. The staff report and presentation can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=3494070&GUID=D97338CE-0EF4-45A2-B0C4-9307E2E5CA0B&FullText=1>

Staff Member Thomas explained the draft EIR process and how the comment period and approval process works.

Nathan Herrera, project architect, gave a presentation on the current iteration of the proposal.

Board Member Teague pointed out that the project is requesting a 35% density bonus. He asked if the project were changed from rental to for sale would that affect the EIR.

Staff Member Thomas said there would be no difference.

President Mitchell opened the public hearing.

Steve Meckfessel said he has been involved in the project since 1982, owns Marina Village Yacht Harbor, and lives in Alameda. He said he supports the end result of the project but does not want the marina to be forgotten. He said his birthers are very affected by noise and dust generated by construction. He said they would need to provide new restrooms and showers for the tenants of Gate 11, retain parking, and provide equitable benefits to the community. He said the plan needs to address the traffic the project would generate.

Robert Nelson said he is a liveaboard resident at Gate 11 near Shipway 1. He said the many kayakers are drawn to the craneways and shipways from the waterfront side. He said he submitted five pages of written comments. He said the dEIR does not mention the tenants and residents of Marina Village who would receive the biggest impacts. He said there is nothing in the dEIR to discuss hydrographics. He said a water taxi would not be able to function if the breakwaters that the two craneways provide are removed. He said the alternative to retain craneways one and four is important. He said they should be preserved for historical and hydrographic reasons.

President Mitchell closed the public hearing.

Board Member Teague said the visual effect of having the four craneways be the same length is important for the site to have if possible. He said that on page 311 the TMA should look at providing transit to the ferry terminal. He said it is unfortunate that we cannot consider the cumulative effects of construction pollution. He corrected a typo in 4.G.3. He said the capacity of Encinal High School was not included and should be. He said the traffic study should note whether it was conducted before or after Oakland changed the traffic signals on the other side of the Park St. bridge. He said impacts on the High St. and

Bay Farm bridges are not properly studied. He said some outbound buses are left off of one of the diagrams. He said AC Transit does not go to the Main St. ferry. He said that if there were alternatives studied, they should be listed.

Board Member Burton agreed that the impacts on Marina tenants and residents need to be properly studied.

Board Member Curtis asked where the land for new schools would come from. He said the emergency services report needs to focus on peak hour response times, suggesting middle of the night calls bring the average response time down.

Staff Member Thomas said that state law takes away their ability to ask for more regarding schools when there is an impact fee collected by the district. He said AUSD has a surplus of available land.

Board Member Sullivan asked if AUSD is planning to build any new schools.

President Mitchell said some schools are overenrolled but the district as a whole is under enrolled.

Board Member Cavanaugh said he is very concerned with getting cars on and off the island. He said he likes the idea for the water taxi. He echoed members Teague and Curtis' remarks.

Board Member Sullivan said she wants to make sure there is sufficient parking. She said she is concerned about the construction impact on boats.

President Mitchell asked for more explanation on the shift towards vehicle miles traveled in the analysis.

Staff Member Thomas explained that the state has changed the standards for EIRs from Level of Service to Vehicle Miles Traveled. He said they are trying to also look at travel times using the MTC model.

Board Member Burton said the project is tremendously improved from a year ago. He said the podium design allows the buildings to be broken up but has the potential to feel like one big wall to pedestrians. He said he would need more detail on some of the materials choices to make sure the feel would be acceptable. He suggested several changes and further details that could be provided to convince the board that they are on the right track.

Board Member Teague reiterated his comment that the piers should all go out the same length to give the same feeling as the historic feel of the site.

Board Member Cavanaugh said he likes the design of the project.

Board Member Sullivan said that the benefits of separating the buildings is lost because the building is so elevated. She asked how the building was able to exceed the height limit.

Staff Member Thomas said that it was a function of the density bonus application, the board's desire to break up the buildings, and need to fit in the number of units.

Board Member Sullivan said perhaps they should go back to one building and shorten the overall height in that case, saying you can't do this to the community. She said the vistas belong to all the residents. She said the cement wood paneling often looks cheap. She said it should have the maximum allowed parking.

President Mitchell said the entrance could be an interesting design component and is currently a missed opportunity. He said he is concerned about the amount of lawn space in the plan and the required water use. He said he would like to see more active space and less passive space for this somewhat isolated site. He said he is concerned about the wood paneling as well, saying it could be done well or work out poorly.

8. MINUTES

8-A 2018-5552

Draft Meeting Minutes - April 9th, 2018

Board Member Teague offered a correction attributing a comment regarding the Open Government Commission on page 3 to President Mitchell instead of himself.

Board Member Sullivan made a motion to approve the minutes with the proposed changes. Board Member Teague seconded the motion. The motion passed 5-0-1 (Burton abstained).

8-B 2018-5553

Draft Meeting Minutes - April 23rd, 2018

Board Member Sullivan suggested a correction to her comments on item 9-B.

Board Member Sullivan made a motion to approve the minutes with the proposed change. Board Member Burton seconded the motion. The motion passed 5-0-1 (Cavanaugh abstained).

9. STAFF COMMUNICATIONS

9-A 2018-5558

Zoning Administrator and Design Review Recent Actions and Decisions

Staff Member Thomas gave a brief report. The staff report and plans can be found at:
<https://alameda.legistar.com/LegislationDetail.aspx?ID=3494065&GUID=A8F3EC17-7C11-454F-91FF-D7F5548B6FF5&FullText=1>

9-B 2018-5559

Future Public Meetings and Upcoming Community Development
Department Projects

The report can be found at:
<https://alameda.legistar.com/LegislationDetail.aspx?ID=3494066&GUID=B928C67B-4927-491D-9B78-1BD6589CD175>

10. WRITTEN COMMUNICATIONS

None

11. BOARD COMMUNICATIONS

11-A 2018-5566

Review of Planning Board Rules and Procedures

Staff Member Thomas introduced the item. The current rules can be found at:
<https://alameda.legistar.com/LegislationDetail.aspx?ID=3494071&GUID=FD08EC70-121E-4C4E-8E6D-122026DB665D>

President Mitchell said the Open Government Commission had recommendations on meeting procedures and rules for City Council. He said that his first couple years on the board had meetings that frequently ran late. He suggested reviewing the policy of holding board elections on the first meeting that new members attend.

President Mitchell opened the public hearing.

Irene Dieter, chair of the Open Government Commission, suggested that the Planning Board consider using the same process that the City Council is using for updating its rules and procedures. She suggested the board consider adopting Rosenberg's Rules of Order with some supplemental rules.

President Mitchell closed the public hearing.

Board Member Curtis said that this is the first time he has seen this Rules and Procedures document and that it is very helpful. He said it should be required reading for new members.

President Mitchell suggested considering an automatic trigger for reducing public comment to two minutes if a certain number of speakers are reached on an item.

Board Member Burton said he would support a reasonable trigger for reducing the time limit for speakers.

Board Member Teague said he is uncomfortable making any changes tonight. He said he would not like to use a subcommittee to evaluate changes, but rather have options on the agenda and have a discussion with the entire board.

Board Member Sullivan said she is concerned with the idea of reducing speaking time to less than three minutes. She said we owe it to the residents to allow them to speak on hot topics for the community.

Board Member Curtis suggested setting aside some time for reviewing possible changes. He said we should be very cautious in reducing the public's ability to participate in the public meeting.

Staff Member Thomas said the future agendas item is there to allow the board to have some control over the agendas. He also said the board can consider enforcing time limits for staff and applicant presentations.

Board Member Teague suggested some of the unofficial processes the board uses for structuring their meetings be codified in the rules and procedures document.

President Mitchell said that they can consider changes at a future meeting. He said adopting Rosenberg's Rules would change how the board handles motions, requiring a motion and a second before any discussion takes place.

Board Member Cavanaugh said he likes having the staff report for the public's benefit because not everyone has read the staff report.

12. ORAL COMMUNICATIONS

Board Member Sullivan asked for an update on a mixed use project on Webster St. that the board approved over a year ago.

Staff Member Thomas said the developer sold the entitlements to another developer. He said the new owner of the entitlements has not submitted plans or pulled building permits.

Board Member Sullivan said the commercial property at High St. and Fernside is becoming blighted and needs to be addressed.

President Mitchell asked for an update on the new stop lights across the Park St. bridge in Oakland.

Staff Member Thomas said he is not sure. He said he can get someone from Public Works to update the board.

13. ADJOURNMENT

President Mitchell adjourned the meeting at 9:18pm.