

APPROVED MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, OCTOBER 8, 2018

1. CONVENE

President Mitchell convened the meeting at 7:00pm

2. FLAG SALUTE

3. ROLL CALL

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

4. AGENDA CHANGES AND DISCUSSION

Board Member Teague made a motion to hear item 7-B ahead of item 7-A because of the large number of speakers for 7-A.

Board Member Burton seconded the motion.

Board Member Sullivan asked if speakers for the hotel item may be planning to come later, anticipating item 7-A taking a long time.

Staff Member Thomas said they are not aware of anyone with those plans, but they could reopen public comment during the work session if that happened.

The motion passed 7-0.

5. ORAL COMMUNICATIONS

Rasheed Shabazz invited the board and community to a presentation on race and housing the next night at the library. He said it would focus on the Harbor Island (Summer House) evictions from 2004.

6. CONSENT CALENDAR

None

7. REGULAR AGENDA ITEMS

7-B 2018-6059

2900 Harbor Bay Parkway - PLN18-0381 - Study Session - Applicant: Harbor Bay Hospitality, LLC. The Planning Board will hold a study session to review and comment on a proposal to construct an approximately 113,000-square-foot five-story hotel and 7,000-square-foot two-story restaurant and cafe located within the Esplanade office park

adjacent to the Harbor Bay Ferry Terminal. The site is located within the C-M-PD (Commercial Manufacturing - Planned Development) zoning district. Staff Member Dong introduced the item. The staff report and attachments can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=3688855&GUID=86FA819C-C2EA-44FD-9C3E-0645E11F6F51&FullText=1>

Robert Leach, applicant, gave a presentation.

Board Member Curtis asked if there was an elevation that showed this building from offshore with the McGuire and Hester building included for perspective.

Mr. Leach said he did not have that view yet, but would have it ahead of the next hearing.

Board Member Curtis asked if there were any specific time constraints on the projects.

Mr. Leach said they have a time slot for March to have their modular rooms built at the factory. He said they need their entitlements by the end of the year in order to meet that deadline.

Board Member Teague asked how construction cranes would be dealt with to meet FAA requirements.

Staff Member Thomas said they would have standard conditions about construction meeting all agency requirements.

Mr. Leach said they have an application in with FAA already.

Board Member Sullivan asked if the applicant met with the homeowners across the lagoon.

Mr. Leach said they had a mixer with neighbors, including some directly behind the site. He said their primary concern was with views. He said their project preserves more of the view corridor than the previously approved seven buildings.

Board Member Sullivan asked what rates would be charged for people parking at the site.

Mr. Leach said it would be free for guests of the hotel, restaurant and coffee shop. He said the shared parking with WETA would try to mirror what WETA ends up doing with their lots.

Board Member Cavanaugh asked about having the building further east to allow the excess parking to be on the west side near the ferry terminal.

Mr. Leach said they wanted the hotel to mix with the terminal because they see the hotel customers being ferry riders as well. He said there is an opportunity to slide the hotel building somewhat if the community prefers.

Board Member Saheba asked if the agreement with WETA was binding.

Mr. Leach said they have a letter of intent, and would have to work out the details with WETA based on the final approved project.

Board Member Burton asked if the WETA parking would be mixed throughout the site, or restricted to a particular location.

Mr. Leach said they would distribute the WETA parking tickets which would allow users to park anywhere on the site.

President Mitchell asked if the applicant could allow overflow parking on the dirt lot prior to breaking ground.

Mr. Leach said they would be open to working with the community to provide temporary parking.

President Mitchell opened the public hearing.

Michael Lozeau, representing Laborers International Local 304, said they are concerned with the age of the 1973 EIR being used. He said they are concerned about the zoning and use for this site.

Angela Hockabout said she walks the site frequently and takes guests past the site. She said the amenities this project would provide benefits to people visiting Harbor Bay. She said she hopes the project is approved.

Amelia Foos said she opposes the project. She said it is out of scale and will change the character of the neighborhood. She said the project will result in increased noise and traffic 24/7. She said she opposes a five story hotel in her backyard.

Christine Lok said the additional parking spaces will be very valuable to ferry riders who otherwise drive across the island or estuary.

Helen Simpson said the hotel is too big and is worried the parking will not solve the problem.

Michael McDonough said there are not enough hotel rooms on Harbor Bay. He said the transient occupancy tax would help close our budget gap.

Steven Gortler said the project will be very successful but has some downside, including traffic, noise, pollution, etc.. He said the waterfront park is deteriorating and needs reinvestment, which would help the residents support the project.

A resident said the hotel is too big and unwelcoming. She said we can do better than this.

President Mitchell closed the public hearing.

Board Member Teague said he would like to see the solar, water heating, bird safe, dark skies, palm tree waste issues be addressed in the plan. He said he would like to see a perspective from the Bay view. He said we try not to have parking all the way up to the bayfront and would like to see some amenity buffer between the shore and the parked cars.

Board Member Burton said the street side of the building is okay but the water side is very flat. He said he does not agree with staff that the building should visually match the office park. He said the connectivity between the hotel, restaurant, and street need work. He said there needs to be better bike and pedestrian access to the site. He said he supports all the parking only because of the clear need for the ferry. He said he would like to see more landscaping space in the parking lot to reduce the heat island effect. He echoed Board Member Teague's comments about creating a barrier between the parking and the shoreline.

Board Member Sullivan said the building is very large and the windows look very flat. She said the 35' setback does not seem sufficient for a five story building. She expressed some concerns about the selection of appropriate trees for this moisture heavy, windy location. She suggested that there be a written agreement with WETA, not just a promise. She suggested how the applicant could engage the HOAs effectively before the project moves forward.

Board Member Curtis said a lot of the argument can be settled by looking at this building side by side with the adjacent (McGuire and Hester) building. He said he basically likes the design.

Board Member Cavanaugh said he likes the design. He said it would be nice to have some artwork on the building, especially from the bay side.

Board Member Saheba said the project would create vibrancy at the location. He said the curb cuts in the parking lot do not seem to match up with what the traffic patterns would be and may create conflicts. He said the project is overparked and sees an opportunity to create more green space and a buffer between the parking lot and the shoreline and improving the connection between the hotel and restaurant. He said he would want to see

how the parking lot would be lit. He said there should be another crosswalk connecting the lagoon path to the shoreline. He said he did not want to use only color to create frames, that it would look dated very quickly.

Board Member Burton said the two short ends of the building were blank walls and could be good spots for murals.

President Mitchell said he agreed with the concerns about buffering the parking from the shore, and the questions about lighting. He said he would like to see more about bike storage, given the likely heavy use of bicyclists using the amenities of the site. He said he is generally supportive of the use.

7-A 2018-6056

PLN18-0198 - McKay Wellness Center - Applicant: Alameda Point Collaborative Public Hearing to consider a Mitigated Negative Declaration, Zoning Map Amendment and General Plan Land Use Diagram and text amendment to allow conveyance of approximately 3.65 acres of land (APN 74-1305-26-2) from the Federal Government to the Alameda Point Collaborative for use as a Wellness Center for formerly and currently homeless individuals. A draft Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA)

Andrew Thomas introduced the item. The staff report and attachment can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=3688854&GUID=3A47DEE8-8924-45BF-AFDB-803789564B9E&FullText=1>

Doug Biggs, Alameda Point Collaborative, gave a report about the legal process the property has gone through with the Federal Government. He outlined the types of users that the project would serve. He asked for approval of the staff recommendation.

Board Member Curtis asked how many of the 90% success stories of putting people back in homes were involved in drugs, alcohol, and mental illness vs. just out of work and/or down on their luck.

Mr. Biggs said their housing at Alameda Point is permanent supportive housing for permanently disabled and literally homeless. He said that could be physical and/or mental or substance abuse disabilities.

Board Member Curtis asked why, if as Mr. Biggs said the board must remove the G overlay, they are bothering to have a public hearing.

Mr. Biggs said the municipal code is clear that the action shall be taken. He said the federal process purposefully does not allow for much public input because communities rarely embrace homeless services voluntarily. He said there are already unserved homeless in the area that this project can help alleviate.

Board Member Curtis asked what would be done with people who come to the site for services and start camping out when there is no more room at the facility.

Mr. Biggs said the senior housing would be 90 beds with no drop in or enrollment on site. People would enroll at countywide hubs elsewhere. He said the respite center would serve very specific people discharged from hospitals and would release those patients to beds, not to the street. He said the resource center would be a walk in center and would be focused on only Alameda residents using the same procedures the food bank uses for identification.

Board Member Teague asked Staff Attorney Chen to confirm several interpretations of the General Plan requirements, the effect of the mitigated negative declaration, the noticing of the public hearing, and the zoning determinations of the site.

Board Member Sullivan asked if the project included any city funding.

Mr. Biggs said the city allocated fifty thousand dollars for the resource center.

Board Member Sullivan asked what percentage of the respite beds would go to Alameda residents.

Mr. Biggs said that the beds would be allocated by the countywide coordinated entry system which has criteria for prioritization.

Board Member Sullivan asked how many chronically homeless seniors Alameda has.

Mr. Biggs said they have 25-30 at last count.

Board Member Sullivan asked why Pleasanton only has 18 homeless and we have 204.

Mr. Biggs said western Alameda county has many more homeless than the eastern half.

Board Member Curtis asked what the impact of this project would be on homelessness in Alameda.

Mr. Biggs said they are not the whole solution, but that the project would reduce the number of chronically homeless people in Alameda.

President Mitchell opened the public hearing.

Anita Burnaford, Building Futures, supports the project. She said she is a resident of the neighborhood and said these services are needed.

Angela Hockabout said her parents were displaced from California. She said a place like this is needed to serve those who do not have families to support them.

Audrey Hyman, SSHRB President, said they support the project and urge approval. She said the project would serve Alameda's most vulnerable residents.

Jennifer Williams said she supports the project. She shared her background working to help provide services to homeless in San Francisco. She said increasing cost of living increases the number of homeless families seeking assistance.

Duke Austin, professor of sociology, lives across the street from the site and said this project is an opportunity for children who are struggling and for advantaged children to learn generosity.

Tova Fry said the project is a good way for the community to "do its share" to address our homeless problem.

Doyle Saylor, Renewed Hope, said he personally identifies with the need for this project. He encouraged the board to support the project.

Bonnie Waters said she is against the project. She said homeless people go off their meds and become violent. She said they use their housing checks for drugs. She said the shelter belongs in Oakland.

Robert Frank said the location is not appropriate because of the children who visit Crab Cove. He said he contributes to APC via Amazon Smiles.

Karen Miller said McKay Ave is not the appropriate location for this project. She said it should be open space. She said the mitigated negative declaration ignored the dangers of wildland fires.

Sia Sellu said medically fragile seniors will not be a threat to anyone's children. She said we have been shipping our homeless to Oakland for services and we need to do our fair share.

Bill Garvine said his neighborhood has been severely impacted by the homeless problem and he strongly supports the project. He said we have an opportunity to have a great partner in APC who responds to the needs of Alameda residents.

Rev. Jeff Locke, Island City Faith Coalition, said they support APC's efforts. He said the facility would meet a need that they have seen firsthand. He said we must asked what values we want to embody. He said our homeless neighbors deserve dignity and respect.

Catherine Pearce, on behalf of Neptune Plaza, said the owner is concerned about an influx of homeless to the area that would congregate near the shopping center and cause increased problems like panhandling, public intoxication, and more.

Rasheed Shabazz said his family was homeless in the 80s and found shelter in Alameda. He said he supports removing the G overlay and keeping the AP zoning. He said he is upset by the stereotyping of marginally housed people. He said these are your neighbors.

Laura Thomas, Alameda Justice Alliance, said the wellness center meets the values of the community to care for our most vulnerable and venerable. She urged support for the staff recommendation.

Joy Malloy said she supports the project.

Lynette Lee said she works to provide healthcare for the homeless. She said seniors are the fastest growing segment of the homeless population and asked the board to support the project.

Mick Penn said the Park Webster neighbors need more dialogue with APC. He said his main concern is the warming center and what services would be provided with it.

Angela Fawcett, Friends of Crab Cove, said they will be submitting their initiative to rezone the property open space. She said she has been personally impacted by homelessness but supports the open space initiative.

J Lucky said he understands the need for the project but thinks this is the wrong location. He said removing parking and travel lanes on Central Ave is a bad idea. He asked for everyone to be more transparent.

Jeanne Lahaie said she supports the project for people like her family members. She said people need our assistance.

Eduardo Vargas said the program is important but he has a problem with the location. He said we do not have all the information to make this determination.

Rosalinda Fortuna Corvi said the project is in violation of parking regulations. She said the hearing was not properly noticed. She said increased ambulances and traffic will endanger children.

Liza Gabato Morse said the board does not have the data that it needs to make a decision. She said this is a big money land grab and not for Alameda residents and urged the board

to look at the big picture. She said she was in and out of homelessness until she was 21 years old and decided she did not want to be part of that life anymore.

Cindy Acker, Child Unique Montessori, said she hopes her students are the first to bring music and hear stories from the residents. She said she supports the staff recommendation.

Samuel Gabato Morse said the facility is a great idea but this is not the right place. He said it will be called a homeless shelter by children and discourage use by his cross country team and others event users of Crab Cove.

Keith McCoy said the APC Board has a genuine interest in being good neighbors and supports the project 100%.

Kristine Moore said it is hard to believe there would be no negative impacts. She said a different location should be found for this project.

Alan Pryor said it is about time Alameda recognizes its homeless problem and does something about it.

Karen Bey agreed that we have a homelessness problem. She said she supports a project like this but not at this location. She said the west end already does its part.

President Mitchell closed the public hearing.

Board Member Teague said APC entering into a lease has triggered the requirement that they remove the G overlay. He said the zoning code permits the land use for this type of facility. He said the homeless community is not homogeneous. He said he will support removing the G overlay, leaving the AP zoning and approving the mitigated negative declaration.

Board Member Sullivan asked where the petition to turn the space to park fits in.

Staff Member Thomas said if they get enough signatures the question will go on the ballot and residents will have to vote on it. He said if the space is rezoned open space cities usually have to pay for the land.

Mr. Biggs said that if they petition gets enough signatures, his understanding is that the earliest election it could go on would be in 2020.

Board Member Sullivan asked about the concern that there was not enough communication with the neighbors.

Mr. Biggs said they met with stakeholders early on after getting authorization for the project. He said they met with the Friends of Crab Cove leaders and are working to schedule a follow up meeting.

Board Member Burton said the project will happen one way or another. He said no agencies have expressed interest in the land. He said it is right that we move forward with the project. He said we have a moral responsibility to help these folks.

Board Member Sullivan said she is frustrated that there has not been a lot of transparency. She said she would like to see the facility serve Alameda residents and that there are no guarantees.

Board Member Curtis said he does not think this is not the right location for this facility and he had to vote his conscience.

Board Member Saheba said it is clear this is a zoning and land use issue and he is in support of the staff recommendation.

President Mitchell said he is lobbied by many people, but the homeless people who would benefit from this project do not have a voice in this process. He said the services the project will provide will help alleviate homelessness. He said he would like to move forward with the project.

President Mitchell made a motion to approve the staff recommendation. Board Member Teague proposed a friendly amendment altering finding #3 regarding the bed count to be less specific and make it clear they are only approving the land use. President Mitchell accepted the amendment. Board Member Teague seconded the motion.

Board Member Curtis asked that the motion be bifurcated to separate out the mitigated negative declaration from the other three items.

Staff Member Thomas said they need to act on the mitigated negative declaration first.

The motion to recommend Council adopt the mitigated negative declaration was approved 6-1 (Curtis opposed.)

Board Member Teague made a motion to recommend to City Council to amend the General Plan with the previously stated changes to finding #3, drop the G overlay, and to maintain the AP zoning. President Mitchell seconded the motion. The motion passed 5-0-2 (Curtis and Sullivan abstained.)

President Mitchell declared a brief recess.

8. MINUTES

8-A 2018-6051

Draft Meeting Minutes - May 29th, 2018

*****Continued to a future meeting*****

9. STAFF COMMUNICATIONS

9-A 2018-6048 *taken before item 8*****

Community Development Department Recent Actions and Decisions

Staff Member Thomas gave a brief summary of actions. The staff report can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=3688850&GUID=41588091-1990-4237-A21E-86E2CC0EC1F3&FullText=1>

9-B 2018-6049

Future Public Meetings and Upcoming Community Development Department Projects

9-C 2018-6050

Water Emergency Transportation Authority Presentation

10. WRITTEN COMMUNICATIONS

None

11. BOARD COMMUNICATIONS

Board Member Curtis said he is still looking for data on emergency response times during peak commute hours over time as development progresses.

12. ORAL COMMUNICATIONS

None

13. ADJOURNMENT

President Mitchell adjourned the meeting at 10:27pm.