

APPROVED MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, FEBRUARY 11, 2019

1. CONVENE

President Sullivan convened the meeting at 7:00pm

2. FLAG SALUTE

Board Member Saheba led the flag salute.

3. ROLL CALL

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

Absent: None.

4. AGENDA CHANGES AND DISCUSSION

Staff Member Thomas said that Item 11-A has been added to the agenda per the Board's request.

5. ORAL COMMUNICATIONS

None

6. CONSENT CALENDAR

None

7. REGULAR AGENDA ITEMS

7-A 2019-6535

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. This Compliance Review is not a project under CEQA

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

<https://alameda.legistar.com/LegislationDetail.aspx?ID=3850403&GUID=1C7AF3A1-4AF3-47BF-A488-4C82DC7B6992&FullText=1>

Dan Reidy, attorney for Harbor Bay Isle Associates and Harbor Bay Business Park, explained the history of the development agreement.

Board Member Rothenberg asked if the property being transferred to the City was free of debt.

Mr. Reidy said it is free and clear with no encumbrances.

Board Member Cavanaugh asked if the original ferry terminal site was owned by someone else.

Staff Member Thomas explained that there are two parcels. One parcel along the waterfront, which would be dedicated to the City. He said Mina Patel purchased the other parcel closer to the road.

President Sullivan asked how many uncommitted lots are left in the business park.

Mr. Reidy said they are all owned by someone. He described potential plans for different undeveloped parcels. He said infrastructure requirements and funding would continue beyond the end of the development agreement. He said new development fees would now apply to future applications for parcels not already in the pipeline.

Staff Member Thomas explained that assessment districts that fund park maintenance will be ongoing.

President Sullivan asked whether HBIA homeowners could get sucked into any problems with BCDC because of how the agreements are structured.

Staff Member Thomas said the settlement agreement that runs with the land and are not tied to individuals.

Board Member Teague asked if they could add a condition to the resolution that it becomes effective upon the transfer of the remaining parcel be recorded.

Staff Member Thomas said that they could add that condition.

Board Member Teague made a motion to approve the staff recommendation with the condition that the resolution become effective upon successful transfer of Parcel 4 (map 6024) to the City of Alameda. Board Member Mitchell seconded the motion. The motion passed 7-0.

7-B 2019-6536

Planning Board Recommendation that the City Council Accept the City of Alameda 2018 General Plan and Housing Element Annual Report and Adopt Recommended General Plan Text Amendments to resolve conflicting language between the residential density standards in the 1991 Land Use Element with the residential density standards adopted in the 2012 Housing Element to bring the General Plan into conformance with state housing law. The amendment also includes clarifications regarding business park development standards. The review of the annual report and Land Use Elements are exempt from the California Environmental Quality Act

Board Member Teague suggested possibly altering the resolution to acknowledge that they did pass something before and are accepting revised wording.

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

<https://alameda.legistar.com/LegislationDetail.aspx?ID=3850404&GUID=EFD031D8-EA8A-4B1E-BADC-C94639684127&FullText=1>

Board Member Curtis said morning traffic heading to the Posey Tube is gridlocked because of the merging of Atlantic Avenue, Buena Vista Avenue, and Eighth Street into Webster Street and not from the freeway on ramp backing up into Alameda. He said all these new units will make the problem much worse. He asked where all the cars would go. He said this is a safety issue.

Staff Member Thomas said they included the Transportation Choices Plan Annual Report to accompany the housing update. He said the region is growing rapidly, but not the roadway network. He said that is a conscious decision and the region is trying to use other modes to move people more efficiently. He said our population in Alameda has grown slowly, but the number of people working and commuting has increased more significantly. He said people are starting to use other modes besides single occupancy vehicles.

Board Member Mitchell asked if now is the right time to make preliminary recommendations around climate action while the climate plan update is being finalized.

Staff Member Thomas said they do not have to wait to start putting good ideas in the land use regulations.

Board Member Mitchell said the congestion he faces is regional and not a direct product of what he is seeing in Alameda.

President Sullivan said her observations are different. She said Otis Drive at 5pm is one problem area. She said that doing these updates in a piecemeal fashion would not increase costs dramatically or slow things down.

Board Member Curtis listed a number of streets that are facing bad traffic on the island in the mornings already, near where much new development will be placed.

Board Member Teague pointed out a discrepancy in the breakdown of housing units in the report. He asked what happens if a city does not meet its RHNA, would it be added to the next cycle's numbers.

Staff Member Thomas said that issue is yet to be determined by state legislation.

Board Member Teague observed that there is a whereas in the resolution referring to section 2.3 of the land use element when none of the proposed changes deal with that section. He asked how the revised 2.2 terminology should be handled given they passed language previously.

Staff Member Thomas said they can accept the revised language as complying with the previous approval, or they can adopt the language as a new action. He said staff just needs to know if the changes are acceptable to the board before being brought to the council.

Board Member Teague asked how the need to deal with traffic is handled in the General Plan. He said they are approving lots of housing and it all needs to address the transportation impacts together rather than treating them as separate issues.

Staff Member Thomas said he will put the Transportation Choices Plan can be added to the next agenda. He said that work plan is the appropriate place to deal with traffic issues.

President Sullivan asked if her understanding was correct that the state does care about traffic and only cares about the buildings.

Staff Member Thomas said the state has made clear that we must build more housing. He said they change the environmental quality act to not consider traffic delay as an environmental impact.

Board Member Teague asked if the requirement to monitor Measure A should be in the report.

Staff Member Thomas said that due to state laws they have essentially worked around Measure A's limitations. He suggested that it probably should not be in the charter any longer, but would require voter approval.

Board Member Rothenberg said that California's net zero plans could be included to address some of the desire to address climate change goals.

Board Member Cavanaugh asked what is the definition of a living unit.

Staff Member Thomas explained that the definition hinges upon the kitchen and inclusion of an oven.

Board Member Cavanaugh said very small market rate units could potentially meet the low income unit requirements. He said transportation should be the first priority and come before dealing with the units being added. He suggested light rail or buses that could use the Fruitvale bridge without getting stuck in vehicle traffic.

Board Member Saheba said he does not see how the findings in this report will lead to meaningful resolutions will be adopted to address the affordable housing issues.

Staff Member Thomas said the funding of affordable housing is the most difficult issue cities face. He said it is difficult to find agreement given the many funding priorities of the city.

Board Member Saheba said including the affordable housing dollars raised and some historical data on the issue will help focus energies on actions that have positive impact.

Staff Member Thomas explained some of the fees and costs imposed on developments and how they relate to each other. He said that this might be a good time to review them all together to make sure they are allocated in the right ratios.

Board Member Mitchell said that it would help to have a better understanding of the various fees before reviewing a project and asking for specific concessions from developers.

Board Member Teague suggested that the wording from the draft resolution with one addition is effectively what was approved in November and could be recommended to council as such. He said the change is to strike the whereas regarding 2.3 and include the wording for the residential density exemption for Measure A provided by the City Attorney to address ongoing changes in state requirements.

President Sullivan said they would now provide comments on the General Plan Annual Report.

Board Member Teague suggested a correction for a typo. He said every link in the report is broken due to the new city website. He said referencing population growth from a point in time when the Naval Air Station was open at its peak is not useful. He said the traffic data referencing a time with the Navy's trips also does not provide practical help since the traffic patterns were so different from today's more traditional peak hour patterns. He said the weekday commute times and especially at the crossings are the main concern, not total trips in a 24 hour day. He said our zoning for units and not considering unit size when dealing with impact fees makes it harder to build workforce housing. He said the land use element update paragraph does not fit with the section in which it is included. He said we do in fact practically give an automatic density bonus and the inclusionary housing breakdown should change to require a larger change to give a bonus. He said we should address the inability to add ADUs on multifamily units. He said the report should acknowledge that Measure A is impacting our ability to deliver housing. He said he would add workforce housing to the second bullet point in the conclusions. He said an additional bullet should be added to significantly mitigate traffic impacts of new housing.

President Sullivan said homelessness for 204 people should not be our lead issue in the report, but rather it should be workforce housing. She corrected a typo in the report.

Board Member Mitchell said he is okay referencing California building code guidelines such as net zero instead of including specific items. He said that homelessness is a very serious issue facing Alameda and should not be buried.

Staff Member Thomas reviewed his notes from the board input: clean up typos; start using 1996 as a reference point for the data rather than 1990; no need to wait for the climate change plan to include changes; add a discussion of the workforce, affordable by design, and affordable housing issues and how they are financed; scalable impact fees based on unit square footage.

Board Member Teague made a motion to move the report forward with dramatic revisions such that in the draft resolution strike a portion of the second sentence after “endorse the Housing Element Annual Report” and the 2nd-4th whereas clauses. Board Member Curtis seconded the motion.

Board Member Mitchell asked how the motion relates to Staff Member Thomas’ list of input.

Staff Member Thomas said he has time to make the changes and bring it back to Planning Board one more time before it goes to Council.

The motion on the floor was withdrawn.

Board Member Curtis made a motion to table the item until the next Planning Board meeting. Board Member Teague seconded the motion. The motion passed 7-0.

8. MINUTES

8-A 2019-6540

Draft Meeting Minutes - January 14, 2019

President Sullivan said the sentence on page two where it said she “closed the public hearing” makes it sound like the discussion was shut off. She said it should read “with no further public comment.”

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

9. STAFF COMMUNICATIONS

9-A 2019-6534

Planning, Building and Transportation Department Recent Actions and Decisions

The staff report can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=3850402&GUID=95EF72D7-9A49-4122-863E-86F902DDE511&FullText=1>

Board Member Teague said he wished to pull the food truck item. He said his reading of the code says the Planning Board must approve the use permit.

10. WRITTEN COMMUNICATIONS

10-A 2019-6537

Future Public Meetings and Upcoming Planning, Building and Transportation Department Projects

Staff Member Thomas gave an update on future agenda items. He said the Council upheld the board's decision on the Harbor Bay hotel project.

President Sullivan detailed the upcoming community outreach efforts the Planning Board requested to address outstanding questions regarding the Marriott hotel project.

11. BOARD COMMUNICATIONS

Board Member Teague said he was unable to find the North Park Street design guidelines. He said it would be good to be able to find a link to all of the final Planning Board resolutions.

11-A 2019 6550

Alameda City Charter Review

Board Member Teague said the subcommittee should consider moving Measure A into the zoning code.

12. ORAL COMMUNICATIONS

None

13. ADJOURNMENT

President Sullivan adjourned the meeting at 9:13pm.