

APPROVED MINUTES  
REGULAR MEETING OF THE  
CITY OF ALAMEDA PLANNING BOARD  
MONDAY, JUNE 24, 2019

1. CONVENE

President Sullivan convened the meeting at 7:00 p.m.

2. FLAG SALUTE

Board Member Curtis led the flag salute.

3. ROLL CALL

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

Absent: Board Member Mitchell.

4. AGENDA CHANGES AND DISCUSSION

President Sullivan asked to continue item 7-C to the July 8, 2019 meeting. She said she wanted to take item 7-B before 7-A.

**Board Member Curtis made a motion to approve President Sullivan's suggested agenda changes. Board Member Rothenberg seconded the motion. The motion passed 6-0.**

5. ORAL COMMUNICATIONS

John Galloway asked about the status of a proposed Westin hotel on Ballena Isle. He said there is a computer generated video about the proposal, but no information available on the City's website about the project. He said he would be opposed to the project because of the lack of transit access and the increase in traffic. He suggested Site A at Alameda Point as a better option for this project.

David Ross expressed his appreciation for the planning tour the previous Thursday.

Bret Bye said he and his neighbors suffer from noise created by the Club House bar's patio. He asked for clearer laws on "patio culture." He suggested a 9pm curfew and increased enforcement. He said it impacts everyone's quality of life.

Cari Lee Donovan said she also suffers from the noise created by the Club House bar, as well as other rowdy behavior spilling over into the neighborhood. She said the bar keeps her and her daughter up until 2am. She asked that a 9pm curfew be instated and the noise ordinance be strengthened.

Leslie Chaires said she is worried about a new restaurant with a noisy patio slated to open near the Club House bar, expressing similar concerns about noise and quality of life as

the previous two speakers. She said she worries about noise, garbage, and mental health impacts on neighbors.

6. CONSENT CALENDAR

**\*None\***

7. REGULAR AGENDA ITEMS

**7-B 2019-7015**

*PLN19-0051 - Proposed Final Development Plan Amendment, Design Review, and Tentative Parcel Map for 1310, 1430, and 1410 Harbor Bay Parkway- Applicant: Joe Ernst on behalf of srmErnst Development Partners.. Public hearing to consider a Final Development Plan Amendment and Design Review to develop three new single-story flex-space buildings, totaling 310,945 square feet on 18 acres of vacant land. The application includes a Tentative Parcel Map to create commercial condo maps for each new building. The project is located in the C-M-PD (Commercial Manufacturing, Planned Development) Zoning District. A Final Environmental Impact Report for Harbor Bay Isle, including the Harbor Bay Business Park, was certified in 1974 and the 1988 Addendum to the EIR was certified in 1989 in accordance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15162, no new significant impacts have been identified and no additional CEQA review is required.*

David Sablan, Planner II with the Planning, Building, and Transportation Department, gave a presentation. The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=3983776&GUID=0999FE08-5A3B-41F2-8F42-9A36611019A5&FullText=1>.

Board Member Curtis asked which water feature was being removed.

Staff Member Sablan explained that the water feature connecting the two existing buildings to Harbor Bay Parkway would be removed for landscaping and parking.

Board Member Teague asked what the required number of parking spaces was when the original development agreement was approved.

Staff Member Sablan said he did not have that information at this time.

Board Member Teague asked how many parking places would be included in the entire parcel when the project is complete.

Staff Member Sablan said that the three new parcels will have 711 parking spaces, but he does not know the number of existing parking spaces on the two established parcels.

Joe Ernst, SRM Ernst Development, said the original plan included 1900 spaces for the all office plan, a 3.25 per 1,000 square foot ratio. He said the buildings they are adding include 2.25 spaces per 1,000 square foot for the R&D/manufacturing use and that they still have the shared parking easements in place across all five properties.

There were no public speakers.

**Board Member Teague moved approval of the staff recommendation. Board Member Curtis seconded the motion. The motion passed 6-0.**

**7-A 2019-7011**

*Alameda Marina Master Plan Amendments and Tentative Map - 1829 Clement Avenue. Applicant: Alameda Marina, LLC. The Planning Board will hold a public hearing to consider Alameda Marina Master Plan Amendments and the Alameda Marina Tentative Subdivision Map for the Alameda Marina property generally located between Clement Avenue and the Oakland Estuary and between Alameda Marina Drive and Willow Street. The Planning Board will also hold a study session to review the initial design for the first residential structure in Phase 1 of the project. The environmental effects of the proposed project were considered and disclosed in the Alameda Marina Master Plan Environmental Impact Report (State Clearinghouse #2016102064). No further environmental review is required under the California Environmental Quality Act for the proposed improvements.*

Andrew Thomas, Director of the Planning, Building, and Transportation Department, gave a presentation. The staff report and attachments can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=3983631&GUID=10F56481-1C9F-42AB-BD22-72BFD2ED5402&FullText=1>.

President Sullivan asked how trucks would retrieve a motor boat from the dry storage.

Staff Member Thomas showed on the site plan where in the parking lot trucks could pull up to retrieve their boat trailer.

Board Member Saheba asked if the view corridor and pedestrian easement would take people through the parking lot and boat storage area. He said it is not clear on the site plan how pedestrians in the view corridor would access the waterfront.

Staff Member Thomas said the pedestrians would have to move east on a sidewalk when they reach the parking lot before continuing north to the Bay Trail.

Board Member Saheba said there needs to be clear demarcation of how pedestrians would move through the site to the water. He asked if a similar situation was awaiting us at Chestnut Street.

Staff Member Thomas said they are not as far along with the plans for that phase of the project and are not proposing any changes in that area at this time.

Board Member Rothenberg suggested being more prescriptive in how the open space gets programmed. She asked who had the burden to pay for the upgrades of utility services to the site. She continued by saying that the fire code requirements should be more explicit in the plan.

Staff Member Thomas said the fire department has been involved at every stage of the project. He said the developer pays for 100% of the new infrastructure.

Board Member Teague asked what the traffic control plan would be for the Union Street intersection.

Staff Member Thomas said that the intersection would have a four way stop sign.

Board Member Teague said removing the gate in the dry boat storage frees up three spaces and could be called out in the plan. He said the resolution added the phrase "prior to final map approval" and that it was not included in the Master Plan.

Staff Member Thomas said they use that condition to make sure they can make sure certain details are taken care of before it is too late in the process to make changes. He said the intent is not to change any of the underlying criteria that the previous condition applied to.

Board Member Cavanaugh asked if Union Street should be signalized instead of only a stop sign.

Staff Member Thomas said that the projected traffic loads do not meet the warrants for a signal.

Sean Murphy, Alameda Marina, gave a brief presentation about the proposed amendments to the Master Plan.

There were no public speakers.

Board Member Curtis asked if the utility concerns for a potential boatyard have been thought out and put into the tentative map.

Mr. Murphy said that they are tying into the Clement Avenue backbone infrastructure, which he said was fairly robust thanks to being next door to AMP.

Board Member Teague asked if the demolition would be phased or done all at once.

Mr. Murphy said they are planning to do phased demolition, in conjunction with each building area.

Staff Member Thomas said that he checked with the architect and that the Chestnut Street corridor would not need changing because the vehicular access would be off of Lafayette Street.

**Board Member Teague made a motion to approve the tentative map and recommend City Council adopt the changes to the Master Plan. Board Member Curtis seconded the motion.**

Board Member Saheba asked if the motion would include increasing the number of dry boat spaces to 63.

Staff Member Thomas said that the boundaries of the dry boat storage area are set and that it can be striped in whatever way needed for the mix of boats they have using the space. He said the board could direct staff to work with the applicant to minimize the size of the storm water runoff area (C3) within the dry storage area.

**Board Member Teague accepted the direction to staff to minimize the size of the C3 area within the dry boat storage as an amendment to his motion.**

Board Member Saheba suggested a bulb out into the parking lot at the end of the pedestrian access through the building to prevent pedestrians immediately confronting parked cars.

**Board Member Teague amended his motion to include the bulb out at the end of the pedestrian pathway. Board Member Curtis continued to second the motion. The motion passed 6-0.**

Ian Murphy, project architect, gave a presentation on the design of Building A.

Board Member Curtis asked how long the building would be.

Mr. Murphy said the building is 500 feet long.

Board Member Saheba asked how the project would deal with loading, unloading, move-ins, move-outs, and that sort of thing.

Mr. Murphy said the building would use trash chutes and building staff would bring bins to the street for pickup 2-3 times per week. He said they have not worked with the provider yet to see which street is preferred.

Board Member Saheba suggested those issues be given serious consideration moving forward. He asked if the bike parking would be distributed throughout the building or if residents on the western side of the building would have to go to the parking garage.

Mr. Murphy said he expects the majority of the long term bicycle parking to be located centrally in the parking garage. He said they have identified some additional corner locations throughout the building where more bike parking could be placed.

Board Member Cavanaugh asked if the buildings in the whole project would be raised and whether it would be stairs or gentle slopes to get up to the pathway level.

Mr. Murphy explained that the building is about four feet above Clement at the street in order to address sea level rise.

President Sullivan asked how the design and size fits with the surrounding area.

Mr. Murphy said that they use a modern take on a lot of the maritime elements that are on the site already. He said they tried to come down in scale and articulation at the pedestrian level to try and meet the homes in the area.

President Sullivan said all the surrounding homes and buildings have a pitched roof and this building is a bit incongruous with the neighborhood.

President Sullivan opened the public hearing.

Suzanne Diers questioned whether there would be sufficient parking included with the project. She is concerned about spillover into the neighborhood. She said the people in the upper units will be looking into the light industrial yards.

Alex Volkovitch said he appreciates the project and anything that can be done to make the area more walkable and provide access to the waterfront.

President Sullivan closed the public hearing.

Board Member Saheba asked if our zoning requires any specific loading for a project of this nature.

Staff Member Thomas said there are not specific standards, but they try to think about those things and asked if there were specific suggestions staff should consider.

Board Member Saheba said the number of packages getting delivered is increasing and we would not want traffic stopping on Clement for deliveries. He said the applicant has done a good job continuing the amenity space throughout the pedestrian corridor. He said there is a lot of solid in parts of the wall in the pathway and it would be great if there is more glass in this section. He said some of the windows along this area are at the scale of the residential windows rather than the scale of the amenity spaces. He said he feels like there may be one surface material too many. He said it would be good to call out the stucco to be smooth on a project of this scale.

Board Member Rothenberg suggested that perhaps residential permit parking will be needed because of this project.

Staff Member Thomas said that permit parking is always an option for the neighborhood. He described how the unbundled parking would work and noted that each unit would come with a bus pass.

Board Member Curtis said he likes the design, but is concerned about the parking. He asked what the developer would do if they rented all the available parking before the building is filled.

Staff Member Thomas explained that the parking would be managed and prices should increase with the demand. He said they are trying to encourage people to not rely on cars.

Board Member Saheba asked if any guest parking was required on this project.

Staff Member Thomas said they have been moving away from relying on guest parking for these projects. He explained that residents just fill those spaces and put junk in their garages.

Board Member Teague said he liked the warm wood tone paneling breaking up the giant wall. He said he would like to see the historic buildings in the renderings to see how they sit next to each other. He said the parking issue was decided in the master plan. He said he sees no plan for trash and moving vans.

Board Member Saheba said he was commenting on the grey siding, not the wood toned panels.

Board Member Cavanaugh asked if there are plans for a water taxi with this project.

Staff Member Thomas said that there would be a water shuttle dock and funding provided by the site for transportation options, which could be used toward a water shuttle.

Board Member Cavanaugh asked to see some renderings of the project at night in order to see the lighting and landscaping. He asked to hear about plans for artwork associated with the project.

Board Member Curtis asked when the Board could expect to hear more regarding the boatyard RFQ.

Sean Murphy said they have done their interviews and plan to bring it back to the City Council after the August recess. He said the board would be hearing a lot from them over the coming year.

## 8. MINUTES

### **8-A 2019-7013**

*Draft Meeting Minutes – May 28, 2019*

Board Member Teague asked that his comment asking for the differentiation between the hotel and coffee shop building be clarified in the minutes.

**Board Member Teague moved approval of the minutes with the proposed correction. Board Member Rothenberg seconded the motion. The motion passed 6-0.**

9. STAFF COMMUNICATIONS

**9-A 2019-7014**

*Planning, Building and Transportation Department Recent Actions and Decisions*

The staff report can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=3983653&GUID=A523B6BE-A0AA-4755-BED9-9ED9B8A429EA&FullText=1>

10. WRITTEN COMMUNICATIONS

**\*None\***

11. BOARD COMMUNICATIONS

Board Member Teague said he would like staff to take a run at the ADU changes to consider potential impacts of AB68.

Board Member Curtis said that this would be President Sullivan's last meeting. He said he has enjoyed working with her and that she has done an excellent and difficult job.

President Sullivan said it has been her pleasure to work with the board. She said the recent tour was very effective.

Board Member Rothenberg said she is impressed that any of the housing is able to get built in the public sector, given the challenges. She said the green spaces were a little generic and do not serve seniors and children well. She said it would really enhance the human scale quality. She said the 2100 Clement project was very well designed. She said the simple architecture is more timeless.

Board Member Cavanaugh said the tour was fantastic. He said he could really connect the work done by the board and the finished products. He thanked President Sullivan for her work.

President Sullivan said she hopes the Board can recognize some of the community members that really helped with the Mulberry project to make it something to be proud of.

Staff Member Thomas thanked President Sullivan for her work. He said her knowledge of landscaping issues have really helped. He said the tour would not have happened without her and they are all glad they did it. He said the Council will appoint two new members July 2, 2019.



Board Member Rothenberg suggested doing another tour of different types of buildings, such as hotels. She said there is enough good work in Alameda to use as examples for future projects.

12. ORAL COMMUNICATIONS

**\*None\***

13. ADJOURNMENT

President Sullivan adjourned the meeting at 9:04 p.m.