

APPROVED MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, OCTOBER 28, 2019

1. CONVENE

President Curtis convened the meeting at 7:01 p.m.

2. FLAG SALUTE

3. ROLL CALL

Present: Board Members Curtis, Rothenberg, Ruiz, Saheba, and Teague.

Absent: Board Members Cavanaugh and Hom.

4. AGENDA CHANGES AND DISCUSSION

None.

5. ORAL COMMUNICATIONS

None.

6. CONSENT CALENDAR

None.

7. REGULAR AGENDA ITEMS

7-A 2019-7378

PLN16-0391 - Design Review - 1920 Minturn Street - Applicant: Rick Stuart for Listo Properties - Public hearing to consider Design Review and parking rate determination to remove a 4,847-square-foot modular building and construct an approximately 10,780-square-foot one-story light industrial building with surface parking. The project is on an approximately 18,973-square-foot lot located at 1920 Minturn Street. The project requires a parking rate determination pursuant to Alameda Municipal Code 30-7.6 - Schedule of Required Minimum and Maximum Off-Street Parking Spaces. The site is within the M-1, Intermediate Industrial (Manufacturing) zoning district. The project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15332 - In-fill Development Projects.

Linda Barrera, Planner II, gave a presentation. The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=4196726&GUID=81C02D52-937B-4946-8472-F5FF82C7CFB2&FullText=1> .

Board Member Teague asked whether any parking restrictions were made when the building at 1925 Union Street was remodeled.

Staff Member Barrera said that the staff level design review and lot line adjustment for the other building did not include any parking requirements.

Board Member Teague asked if there were any existing easements or agreements to require this application to provide parking for the other building.

Staff Member Barrera said there is no existing requirement. She added that the project is proposing a deed restriction for shared access to the driveway.

Board Member Teague asked why we were treating two different parcels as if they were one.

Staff Member Barrera said staff approached the project with the understanding the two properties have historically shared parking.

Board Member Teague asked if we could add more parking spaces on this property without triggering the need for an additional Americans with Disabilities Act (ADA) parking space.

Staff Member Barrera said they could technically add four more parking spaces before requiring an additional ADA space.

Board Member Saheba asked if Planning Staff had any concerns about the frontage on Minturn Street not having direct access to the building.

Staff Member Barrera said staff felt the access and design fit the location and proposed use well.

Board Member Saheba said it seems like there is an opportunity for at least the one unit facing Minturn to have a door facing the street. He asked about the introduction of the stucco in the new building and whether it would be compatible with the rest of the materials which mirror the historic Listo building.

Staff Member Barrera said the stucco helps differentiate the new building from the old building, consistent with the Secretary of Interior standards.

President Curtis asked what would happen with the reciprocal parking agreement if one of the buildings was sold.

Rick Stewart, applicant, said he does not see the building going into a high occupancy type business model in the future.

Board Member Teague asked the applicant if he would be willing to do more parking if it did not trigger the second ADA space.

Mr. Stewart said they would love to have more parking, but adding an additional aisle of parking would take away square footage from the building. He said the tenants at his property need full size spaces for their work vehicles.

There were no speakers.

Board Member Teague said he does not see how the Planning Board can treat the two parcels as one project. He added that it was unfortunate that the Listo building did not have parking requirements. He said the parking is not an issue for him because the 19 spaces for 10,000 square feet is enough for the new building and the Listo building does not factor in to his evaluation.

Board Member Teague made a motion to approve the resolution with changes: Refer to 15 surface and 6 covered parking spaces in the Design Review findings; the deed restriction for the surface parking be encouraged but optional.

President Curtis said it is in everyone's interest to require the shared parking deed restriction.

The applicant indicated his willingness to enter into the shared parking deed restriction.

Board Member Teague said he would withdraw his proposed change to the resolution making the parking agreement optional.

Board Member Teague restated his motion to approve the project with the change to correctly distinguish between the 15 surface and 6 covered parking spaces. Board Member Rothenberg seconded the motion.

Board Member Saheba said the location of the ADA stall may not be compliant with California Building Code (CBC) regulations. He suggested relocating the space to be adjacent to the walkway. He said he would need there to be at least one door in the unit facing Minturn Street for him to support approving the project.

Mr. Stewart said they contemplated that design. He said they wanted to maintain consistency between the units and that a door in that location could create a grading issue.

Board Member Saheba suggested eliminating the stucco and using masonry for those areas, and increasing the glazing on the south elevation. In response to the applicant pointing out the cost differences between the masonry and stucco, Board Member Saheba said that he would at least like to eliminate the stucco on the Minturn and Union frontages, and allow stucco to remain on the other two sides.

Board Member Saheba asked if there were steps between the parking lot, rear walkway and doors of the units.

Mr. Stewart said that there are no steps from the parking area, down the driveway and into the front doors of the units. He said that the area between the building and the sidewalk on Minturn is being using for bio-retention (storm water) purposes which may prevent a door facing Minturn from being feasible.

Andrew Thomas, Planning, Building and Transportation Director, said that the Board could condition the project to work with the applicant to attempt to work to make a door facing Minturn work.

Board Member Teague said he would support replacing the stucco on the east and west elevations with masonry, but he is not seeing an overwhelming need to add a door to the west elevation.

Board Member Saheba said he does not see an added cost to moving a door from the driveway side to the sidewalk. He added that providing direct access to the street provides activation to the urban landscape.

Staff Member Barrera pointed out the changes in grade between the driveway side and the walkway side.

Board Member Teague accepted the suggested additional conditions as amendments to his motion: replace the stucco on the east and west elevations with masonry; and, if feasible, to add a door to the Minturn Street frontage if the ADA accessibility and C3 storm water management questions can be addressed without significant added expense. Board Member Rothenberg continued to second the motion. The motion passed 5-0.

8. MINUTES

8-A 2019-7380

Draft Meeting Minutes – September 23, 2019

Board Member Teague made a motion to approve the minutes. Board Member Ruiz seconded the motion. The motion passed 5-0.

9. STAFF COMMUNICATIONS

9-A 2019-7379

Planning, Building and Transportation Department Recent Actions and Decisions

Staff Member Thomas gave an update. The staff report can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=4196727&GUID=95B775F7-E387-4C98-96F9-911E14260FB1&FullText=1>

Board Member Rothenberg asked why no action was taken on the FAAS use permit application.

Staff Member Thomas said a couple of residents showed up at the meeting with some questions and concerns about the animal shelter. He said they all agreed to give the neighbors and applicant time to meet and attempt to work out any concerns, and that the shelter is a long way from opening and in no major rush to approve the use permit. He added that the applicant wants to have a good relationship with their neighbors.

Board Member Rothenberg said that it is useful to lock in the conditions early before the non-profit expends money on the project.

9-B 2019-7381

Oral Report - Future Public Meetings and Upcoming Planning, Building and Transportation Department Projects

Staff Member Thomas previewed upcoming meeting items.

President Curtis asked that Board Member Teague's presentation on state housing legislation be agendaized for an upcoming meeting.

Staff Member Thomas discussed the upcoming meeting on Measure A.

10. WRITTEN COMMUNICATIONS

None.

11. BOARD COMMUNICATIONS

Board Member Teague thanked staff for cleaning up the items that went on to the City Council.

12. ORAL COMMUNICATIONS

None.

13. ADJOURNMENT

President Curtis adjourned the meeting at 8:10 p.m.