

APPROVED MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, JUNE 27, 2022

1. CONVENE

President Asheshh Saheba convened the *meeting at 7:00 p.m.

**Pursuant to Assembly Bill 361, codified at Government Code Section 54953, Planning Board members can attend the meeting via teleconference.*

2. FLAG SALUTE

Board Member Xiomara Cisneros led the flag salute.

3. ROLL CALL

Present: President Saheba and Vice President Ruiz, and Board Members Hom, Cisneros, Rothenberg, and Curtis.

Absent: Board Member Alan Teague.

4. AGENDA CHANGES AND DISCUSSION

Staff asked that Agenda item 6-A will be continued to the July 25th meeting, not the July 11th meeting has noted.

5. ORAL COMMUNICATIONS

Christopher Buckley thanked the board for volunteering their time and knowledge to the city. The City of Alameda was very fortunate to have their expertise on the board.

6. CONSENT CALENDAR

6-A 2022-2167

Annual Review of Alameda Landing Commercial Project Development Agreement and Alameda Landing Residential Project Development Agreement. Applicant: Catellus Alameda Development, LLC. An Annual Review of the Development Agreements between City of Alameda and Catellus Alameda Development, LLC related to the Alameda Landing Mixed Use Residential Project and the Alameda Landing Mixed Use Commercial Project. (Item Continued to the July 11, 2022 Planning Board Meeting).

Staff requested that this item be continued to the July 25th meeting.

7. REGULAR AGENDA ITEMS

7-A 2022-2164

Annual Review: Alameda Point Site A Development Agreement - Applicant: Alameda Point Partners, LLC (APP). The applicant is requesting a periodic review of the Alameda Point Site A Development Agreement. The consideration of an Annual Report is not a project under CEQA. No further environmental review is required.

The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=5699840&GUID=0A571005-07E2-4204-B13A-C4E01FE9612F&FullText=1>.

7-B 2022-2165

Del Monte Development Agreement Annual Review - Applicants: TL Partners I, LP and Alta Buena Vista Owner, LLC. The applicants are requesting a periodic review of the Del Monte Warehouse Project Development Agreement. The consideration of an Annual Report is not a project under the California Environmental Quality Act (CEQA). No further environmental review is required.

The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=5699841&GUID=AAC25124-6CE9-461C-BF50-545EDB34D3D5&FullText=1>.

7-C 2022-2166

Boatworks Development Agreement Annual Review - Applicant: Boatworks, LLC. The applicant is requesting a periodic review of the Boatworks Development Agreement. The consideration of an Annual Report is not a project under the California Environmental Quality Act (CEQA). No further environmental review is required.

The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=5699842&GUID=A4A7F4DD-FC0A-4658-8CDB-4167AEB49C10&FullText=1>.

Andrew Thomas, Director of Planning, Building and Transportation, introduced each item and discussed how during the pandemic they had skipped a year but they were back on a regular schedule. Staff had found the developers for all three projects in compliance with their development agreements.

President Saheba opened board clarifying questions for Item 7-A.

Board Member Cisneros asked for clarification about the hearing date in July.

Director Thomas answered that Site A at Alameda Point have an existing Development agreement and plan that was approved in 2015. Over the last year they had been working on amendments. The staff report shows that they are in compliance but changes are in the work and hopefully that draft will be ready to view soon, hopefully on that proposed July date.

President Saheba opened public comments for 7-A.

There were no speakers.

President Saheba closed public comment and opened board discussions for item 7-A.

Board Member Rona Rothenberg made a motion to approve the Alameda Point Site A Development Agreement Annual Report, the developer has complied in good faith with the terms and conditions under the development agreement. Vice President Teresa Ruiz seconded the motion. A roll call vote was taken and the motion passed 6-0.

President Saheba opened board clarifying questions for item 7-B.

Vice President Ruiz recused herself from this agenda item.

Board Member Rothenberg asked for clarification on the completion date. She also wanted to know if the proposed funding for the completion of Jean Sweeney Park had been used.

Director Thomas answered that they hoped to have all of the units done at Del Monte by the end of this year calendar year, he believed. He added that all the money for Jean Sweeney Park was paid upfront. He discussed all the good that the 2 million had done including that Director Amy Wooldridge, Recreation and Parks, then applied for a State Park's grant to match it giving Alameda a total of 4 million to get that park opened.

Board Member Cisneros wanted clarification on the Beneficial Transfer Agreement and wanted to know what the major amendments were.

Director Thomas explained that they were unable to get the financing for the project at the beginning and had to change the original design to make it more affordable. He then discussed the changes that happened when they are paired with Wood Developers. The Clement St project had also created a problem in the timeline and that had to be amended. For the Beneficial Transfer, which was agreed to in 2014, the idea was that with the sale of each unit the city would get a Transfer Tax. It was essentially a public benefit but it will not be implemented since they would only be renting the units. This is not something they would be pursuing with any new development.

Board Member Hanson Hom asked if the Pennzoil extension would be completed this year.

Director Thomas answered no, but the Pennzoil project would be coming to the board soon. They had a buyer lined up, TruMark Homes, and there in the entitlement process. He believed this project was still 2 years off before they could open the rest of Clement.

President Saheba opened public comment for 7-B.

Danielle Beshong brought up concerns about traffic abatement for getting on and off the island with all these proposed housing developments.

President Saheba closed public comment and opened board discussion for item 7-B.

Director Thomas took a moment to discuss all the transportation improvements the city was working on. Mainly looking at other transportation methods and improving those systems. Traffic predictions for the Bay Area were not looking good so alternate transportation methods were important.

Board Member Curtis made a motion to approve the Del Monte Development Agreement Annual Review, the developer has complied in good faith with the terms and conditions under the development agreement. Board member Hom seconded the motion. A roll call vote was taken and the motion passed 5-0 with Vice President Ruiz abstaining.

President Saheba opened board clarifying questions for item 7-C.

There were no questions.

President Saheba opened public comment for item 7-C.

There were no speakers.

President Saheba closed public comment and opened board discussion for item 7-C.

Board Member Hom made a motion to approve the Boatworks Development Agreement Annual Review, the developer has complied in good faith with the terms and conditions under the development agreement. Board Member Cisneros seconded the motion. A roll call vote was taken and the motion passed 6-0.

8. MINUTES

8-A 2022-2161 - Draft Meeting Minutes - April 11, 2022

President Saheba opened public comment.

There were no speakers.

Board Member Curtis made a motion to approve the minutes as submitted and Vice President Ruiz seconded the motion. A roll call vote was taken and the motion passed 3-0, this was a majority of those present at that meeting and the vote could stand. Board Members Cisneros and Rothenberg and President Saheba abstained due to their absence at the April 11th meeting.

9. STAFF COMMUNICATIONS

9-A 2022-2162

Planning, Building and Transportation Department Recent Actions and Decisions

There were no recent actions or decisions to report.

9-B 2022-2107

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

Staff Member Tai said there were two meetings scheduled for July. On July 11th staff would bring back the Zoning Amendments for the Housing Element and another Annual Report on Development Agreement, Reshape Development at Alameda Point. He also noted that they would need to have Board Elections at either the July 11th or the July 25th meeting. Also at the July 25th meeting they tentatively scheduled another Annual Report on the Alameda Landing Development Agreement and the development plan and DA amendment for Site A. Also an amendment to the Alameda Waterfront. He added that they would be in recess for the month of August.

Board Member Hom asked if the Zoning Code Amendment would be another study session or would they have to vote.

Staff Member Tai said this be an opportunity for staff to work in some of tonight's comments. They were also wanting to hear back from HCD (California Housing and Community Development).

Director Thomas also discussed next steps.

10. WRITTEN COMMUNICATIONS

None

11. BOARD COMMUNICATIONS

Vice President Ruiz thanked staff for forwarding the board the Harbor Bay Club Application, she wanted to know when to expect that. She also inquired about the application for the CVS site at the Harbor Bay Shopping Center.

Director Thomas informed her that the application for the HBC, to build housing, the developer had dropped out. They had received other calls from other developers but at this point there was not an active application for the HBC. The CVS store had closed unexpectedly but staff had not received any applications for the reuse of that store.

Board Member Curtis praised Director Thomas's talk with citizens on his talk about housing at Jim's at the Bay. He thought he did a great job talking to people about their

fears and concerns about all the proposed housing, especially with the citizens who live on Bay Farm.

Director Thomas thanked Board Member Curtis for giving in the idea in the first place.

Board Member Rothenberg asked about future shopping centers and retail spaces at Harbor Bay. She wanted to know the best way to get more opportunities there.

Director Thomas discussed how they wanted to promote shopping center with the Zoning Amendments. He talked about new businesses and companies that had come to Alameda recently.

Board Member Hom also applauded Director Thomas for the outreach with the community.

12. ORAL COMMUNICATIONS

None.

13. ADJOURNMENT

President Saheba adjourned the meeting at 8:01 p.m.