



City of Alameda

Meeting Agenda

Planning Board

Monday, June 22, 2026

7:00 PM

City Hall, 2263 Santa Clara Avenue, Council
Chambers, 3rd Floor, Alameda, CA 94501

The agenda was revised on June 18, 2026 at 9:30 a.m. to add Exhibit. 4 to Item 5-A

Members of the public can participate in person or remotely via Zoom

For information to assist with Zoom participation, please click:

<https://www.alamedaca.gov/zoom>

For Zoom registration, please click:

https://alamedaca-gov.zoom.us/webinar/register/WN_LeLkufybQ-OqWaWn8_z3Jw

For Telephone Participants:

Zoom Phone Number: 669-900-9128

Meeting ID: 815 3979 3319

Any requests for reasonable accommodations should be made by completing an online form:

<https://us.openforms.com/Form/7e338354-7abf-4852-886d-229f8c7019b9>

The Board may take action on any item listed in the agenda

Pledge of Allegiance

1 ROLL CALL

2 AGENDA CHANGES

**3 NON-AGENDA PUBLIC COMMENT - Anyone may speak for 3 minutes
regarding any matter not on the agenda**

4 CONSENT CALENDAR

4-A [2026-6111](#) Approve Draft Meeting Minutes - June 8, 2026

5 REGULAR AGENDA ITEMS

- 5-A** [2026-6114](#) Zoning Ordinance Amendment Regarding Accessory Dwelling Unit Regulation Updates - Citywide. A proposed amendment to the Alameda Municipal Code to revise sections relating to the Accessory Dwelling Unit (ADU) ordinance in Alameda Municipal Code Sections 30-5.18 Accessory Dwelling Units to update references to state law, to authorize the conversion of ADUs into condominiums, to establish standards and processes for such conversions, to clarify the development standards applied to ADUs, and to reformat the sections of the ordinance for ease of use. The proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resource Code section 21080.17 which exempts ordinances implementing State ADU law and CEQA Guidelines Section 15061(b) (3), the common sense exemption where it can be seen with certainty that the proposed zoning text amendment has no possibility of having a significant effect on the environment.

Attachments: [Exhibit 1. Draft Amendments – Redline](#)
[Exhibit 2. Draft Amendments – Clean](#)
[Exhibit 3. Draft Resolution](#)
[Exhibit 4. Unit Development Standards](#)
[Public Comment](#)
[PB ADU Presentation](#)
[Public Comment - submitted at meeting](#)

- 5-B** [2026-6115](#) PLN26-0281 - 1150 & 1220 Harbor Bay Parkway - Applicant: Lydia Tan for Oakland Roots and Soul Sports Club - Public Workshop on Proposed Sports Facility. Public workshop to discuss permitting the Oakland Roots and Soul host professional soccer matches for three to five years at their headquarters and training facility in the Harbor Bay Business Park adjacent to the Oakland International Airport. The project would include installing modular stands and temporary facilities to host approximately 24 matches with up to 8,000 attendees and a similar number of smaller sporting events. CEQA Determination: The Use Permit and Design Review application (Project) is subject to review under the California Environmental Quality Act. No final action on the environmental review or the Project will take place at this meeting.

Attachments: [Exhibit 1. Proposal](#)
[Exhibit 2. Civil Plans](#)
[Exhibit 3. PB Reso. 1203](#)
[Public Comment](#)
[Staff Presentation](#)
[Applicant Presentation](#)

6 STAFF COMMUNICATIONS

- 6-A** [2026-6112](#) Planning, Building and Transportation Department Recent Actions and Decisions
- 6-B** [2026-6113](#) Oral Report - Future Public Meetings and Upcoming Planning, Building and Transportation Department Projects

7 BOARD COMMUNICATIONS

Members may make a brief announcement of activities, request factual information or request staff to agendaize a matter on a future agenda

- 8 NON-AGENDA PUBLIC COMMENT - Anyone may speak for 3 minutes regarding any matter not on the agenda**

9 ADJOURNMENT

- Appeals of Planning Board decisions are considered by the City Council and must be filed in the Planning, Building and Transportation Department in writing stating the basis of appeal with the appeal fee within 10 days of the date of action
- Accessible seating for persons with disabilities, including those using wheelchairs, is available
- Equipment for the hearing impaired is available for public use
- Translators will be available upon request by contacting the Planning, Building and Transportation Department at planning@alamedaca.gov or 510.747.6805 at least 48 hours prior to the meeting
- To request any reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting, please complete an online form:
<https://us.openforms.com/Form/7e338354-7abf-4852-886d-229f8c7019b9>
- Closed captioning is available via Zoom live or after meetings at:
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- View documents related to this agenda on the City's website:
<https://alameda.legistar.com/Calendar.aspx>
- Documents related to this agenda are also available for public inspection and copying at the Planning, Building and Transportation Department (City Hall, 2263 Santa Clara Avenue Room 190) during normal business hours

- **KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE:** Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City of Alameda exist to conduct the citizen of Alameda's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.
- **FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT THE OPEN GOVERNMENT COMMISSION:** the address is 2263 Santa Clara Avenue, Room 380, Alameda, CA, 94501; phone number is 510-747-4800; fax number is 510-865-4048, e-mail address is lweisiger@alamedaca.gov and contact is Lara Weisiger, City Clerk.
- In order to assist the City's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City accommodate these individuals.