

**EMERYVILLE CITY PLANNING COMMISSION
ACTION RECAP
REGULAR MEETING
APRIL 26, 2012**

I. CONVENE, ROLL CALL, AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 6:30 p.m. by Chairperson Gail Donaldson. Commissioners present: Lawrence Cardoza, Vanessa Kuemmerle, John Scheuerman, Frank Flores, Gail Donaldson and Sean Moss. Excused Absence – Steven Steinberg.

II. PUBLIC COMMENT - None

III. ACTION RECAP – February 23, 2012

A motion was made to approve the Action Recap.

Moved: Flores
Seconded: Kuemmerle
Vote: Ayes: Scheuerman, Cardoza, Donaldson, Kuemmerle, Flores, Moss
Absent: Steinberg

IV. DIRECTOR'S REPORT

Director Bryant reported on City Council actions in March and April, since the Commission's last meeting on February 23. He noted that the Council's new procedures for appointing Planning Commissioners will require all applicants, including incumbent Commissioners seeking reappointment, to submit applications and be interviewed by the City Council. He reported that the school district has scheduled a new series of seven community workshops on the Center of Community Life; there was one on April 19 and the next two will be on May 12 [subsequently changed to May 19] and June 14. He also reported that he, Assistant Planner Diana Keena, and Commissioner Moss had attended the recent American Planning Association National Planning Conference in Los Angeles.

Assistant City Attorney, Michael Guina stated he would be leaving the City and starting a new job with a private firm in Oakland. He thanked the Commission for being such a caring group and said he certainly enjoyed working for the City and his experience here has helped him in his career path forward.

Chair Donaldson thanked him for all of his hard work and the other Commissioners concurred.

V. STUDY SESSION

- A. Emeryville Center for Community Life (ECCL) (UPDR12-001)** – A study session on a proposal to redevelop the Emery Secondary School site to accommodate a 115,100 square foot multi-story multi-use facility on a site of about 7.6 acres on the block bounded by San Pablo Avenue on the east, 47th Street on the south, 53rd Street on the north, and Emery Bay Village on the west. The proposal will co-locate the elementary and secondary schools and accommodate the City's community services and recreation programs. The campus will be built in two phases and will be operated jointly by the Emery Unified School District and the City of Emeryville. The project will require Design Review and a Conditional Use Permit for height over 30 feet. CEQA Status: Initial Study/Mitigated Negative Declaration is currently under preparation by the Emery Unified School District as lead agency. General Plan and Zoning Designation: Public (P)/Neighborhood Retail Overlay (NR); (Owner/Applicant: Emeryville Unified School District) (APN: 49-1181-1, 49-1182-15-8, 13-1182-5-3, -8-4, and 23-4)

Senior Planner, Miroo Desai, made the staff presentation. She and Melinda Chinn, Community Services Director, responded to questions from the Commission.

The Architect, Steve Heller, made a brief power point presentation.

The Commission expressed concerns with the following:

- Collocation of all grades at one site
- Parking on 47th Street
- Parking along San Pablo Avenue
- Bike parking
- San Pablo Avenue facades
- Landscaping
- Lighting and sound system for amphitheater
- Small size of the facility
- Pedestrian connection when school not in session
- 53rd Street turn around
- Children's play areas being placed in left-over space
- Use of "community commons" by high school students during the school day
- The potential for cost overruns to result in value engineering

The Commissioners indicated that they had no concerns about the need for a use permit for building height over 30 feet, nor about the need for a parking variance.

Director Bryant reminded the Commission that programming of the facility is not within their purview. Comments concerning the programs are appreciated, but the Commission has no control over that aspect of the project. He suggested another study session before final approvals, when the design is more developed.

There was a five minute break – 9:13 to 9:18.

VI. PUBLIC HEARINGS

- A. **Wells Fargo Bank, 5750 Christie Avenue (DR11-24-05)** – Consideration of a Design Review permit to construct a new, single-story 4,995 square foot bank facility located at 5750 Christie Avenue. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15303(c) which applies to new construction of small commercial buildings, and Section 15332 which applies to in-fill development projects. If the Planning Commission denies the application, it will be exempt from environmental review under State CEQA Guidelines Section 15270, which stipulates that CEQA does not apply to projects which a public agency rejects or disapproves. General Plan and Zoning Designation: Mixed Use Residential (MUR)/Regional Retail Overlay (RR); (Owner: Emeryville Hotel Development Venture II) (Applicant: Wells Fargo Bank) (APN: 49-1515-11-2)

This item was postponed until a future meeting.

- B. **Pedestrian and Bicycle Plan** – Consideration of a Pedestrian and Bicycle Plan to implement transportation policies of the General Plan. The Pedestrian and Bicycle Plan includes pedestrian and bicycle programs, citywide improvements, recommendation for bicycle boulevards, and site-specific pedestrian and bicycle projects. Amendments to the General Plan circulation diagrams are also under consideration. CEQA Status: Environmental Impact Report for General Plan certified by the City Council on October 13, 2009.

Deborah Diamond, General Plan Project Manager, made the staff presentation.

Staff recommended that the Commission approve the plan and forward it to the City Council with a recommendation for adoption.

The public hearing was opened. There was no one wishing to speak, the public hearing was closed.

The Commission agreed to add policy language to the General Plan to say, "The City will study, in collaboration with stakeholders and interested agencies and parties, additional pedestrian and bicycle connections across the freeway between the peninsula on the west and high density areas on the east."

A motion was made to approve the Pedestrian and Bicycle Plan and forward it to the City Council for adoption with the additional General Plan policy language noted above.

Moved: Donaldson

Seconded: Moss

Vote: Ayes: Kuemmerle, Moss, Donaldson, Flores, Cardoza, Scheuerman
Absent: Steinberg

VII. COMMISSIONERS COMMENTS

Commissioner Moss said he attended the APA Conference and went to a very interesting session regarding making a state highway as the main street thru the city. He got contact information for a person at Caltrans who deals with relinquishing jurisdiction for state highways to cities.

The Commissioners extended best wishes to Assistant City Attorney Guina and wished him well on his new endeavors.

VIII. ADJOURNMENT- 9:45 p.m.

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, MAY 22, 2012 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.