

**EMERYVILLE CITY PLANNING COMMISSION
ACTION RECAP
March 26, 2015**

I. CONVENE, ROLL CALL, AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 6:30 p.m. by Chairperson Sean Moss. Commissioners present: Steven Keller, Brad Gunkel, Lawrence Cardoza, and Gail Donaldson. Commissioner Vanessa Kuemmerle had an excused absence. Commissioner Kairee Tann arrived at 6:38 pm., after roll call.

II. PUBLIC COMMENT

Emeryville resident, Ken Bukowski, said he thinks that the City should control the Emery-Go-Round instead of the businesses, and there would be more riders. He said the area of the Watergate community is poorly served.

III. ACTION RECAP – February 26, 2015

A motion was made to approve the February 26, Action Recap.

Moved: Keller
Seconded: Cardoza
Vote: Ayes: Keller, Cardoza, Gunkel, Moss, Donaldson, Tann
Absent: Kuemmerle

IV. DIRECTOR'S REPORT

Director Bryant reported on actions at recent City Council meetings. He reminded the Commission that a joint meeting with the City Council is scheduled for Saturday, May 2 at 10 a.m. in the Council Chambers to discuss regulations, incentives, and guidelines for multi-unit residential developments to address the issues of unit mix, family friendly design, affordability, ownership housing, and the bonus system. He reported that he would be going to the American Planning Association National Planning Conference in Seattle in April, and would therefore miss the April 23 Commission meeting; Senior Planner Miroo Desai will serve as Secretary for that meeting. He also noted that Bike to Work Day is Thursday, May 14, and there will be a "community bike ride" starting in front of City Hall at 8:00 a.m.

V. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

Commissioner Keller reported that he would be recused from the Marketplace Redevelopment Project (Item VI. A.) due to a possible conflict of interest. Commissioner Cardoza said he had meetings with the developers of the Nady site and Sherwin Williams.

VI. STUDY SESSIONS

- A. Marketplace Redevelopment Project, "Parcel C" (FDP13-001)** – A study session to review a proposed Final Development Plan (FDP) for realignment of Shellmound Street and development of "Parcel C" of the Marketplace Redevelopment Project Planned Unit Development (PUD04-12) that was approved by the City Council on August 5, 2008. Proposed development on "Parcel C" includes a 30,000 square-foot ground floor grocery store, 2,100 square feet of additional commercial space, with three levels of structured

parking and a 5-story residential building accommodating 69 units. CEQA Status: Environmental Impact Report for Marketplace Redevelopment Project PUD certified by City Council on January 15, 2008. General Plan Land Use Classification: Mixed Use with Residential and Major Transit Hub; Zoning District: Planned Unit Development (PUD-2) (Applicant/Owner: AG-CCRP Public Market L.P.) (APNs: 49-1556-1; -2; and -3).

Senior Planner, Miroo Desai, made the staff presentation. Issues to be considered by the Commission were the Parcel C Design and Shellmound Street realignment. Staff also wanted to know if the Commission concurred with the Design Consultant's recommendation contained in the staff report.

The Design Consultant, Arnold Mammarella, further explained his recommendations.

The applicant made a PowerPoint presentation and invited feedback from the Commission. He said they were hopeful to have a project that can be approved at the May Planning Commission meeting.

The public comment period was opened.

Steven Keller, resident of Pacific Park Plaza, said the residents really like the project and would like to have this project moved along as soon as possible. However, they would like for the applicant to consider loading and unloading by driving through the building from 63rd Street to Market Drive. He also suggested considering using the temporary installation on the grocery store as a permanent installation later on the garage building on Parcel B.

The public comment period was closed.

Most of the Commissioners agreed with the City's design consultant's comments outlined in the staff report and that there was a need to see design details for the plaza area. The Commission wanted to make sure that the traffic report looked at the loading for the grocery store in the overall context of the current and future commercial development at the Marketplace as well as the design of the bike lanes on Shellmound Street. A concern was expressed about the proposal of uncovered resident parking on the roof and decreased use of brick on the project. The proposed unit mix of 57 per cent 2 and 3-bedroom units seemed acceptable to the Commission. Other suggestions included alignment of the crosswalk across Shellmound Street with the landing of the "grand staircase" at Parcel A; elimination of the corridor access behind the townhouse units; better treatment of the roof either through use of cool material, solar panels or trellis; and activation of ground level space by using the former retail space as resident work-out space.

There was a break from 9:00 to 9:07.

- B. Restoration Hardware Outlet (UPDR15-002)** – A study session to review a proposal to renovate two existing buildings at 4045 Horton Street and 4056 Hubbard Street (former Rug Depot and Bon Motif buildings) for a single retail outlet use. CEQA Status: To be determined. General Plan Land Use Classification: Mixed Use with Residential; Zoning District: Mixed Use with Residential (MUR), Park Avenue District Overlay (P-A), and Pedestrian Priority Overlay (PP) (Applicant: Restoration Hardware) (Owner: Bon Motif/David Himy/Vanessa Nguy) (APNs: 49-617-9 and -10).

This Item was withdrawn by the applicant prior to the meeting.

- C. **65th Street Multi-Unit Residential (UPDR15-001)** – A study session to review a proposal for a new 24-unit residential building consisting of all 2- and 3-bedroom units at 1225 65th Street. CEQA Status: To be determined. General Plan Land Use Classification: Medium-High Density Residential; Zoning District: Medium-High Density Residential (RMH) and North Hollis Overlay (N-H) (Applicant: Moshe Dinar, AIA) (Owner: Athan Magganas) (APN: 49-1504-8).

Sara Billing, Assistant Planner, made the staff presentation.

Applicant, Moshe Dinar, made a presentation that included new drawings. He stated that the project was in its infancy and he was asking for directions from the Commission. He stated this is a family friendly project with nine 3-bedroom units, and fifteen 2-bedroom units.

The public comment period was opened.

Sasha Shamzad, owner of the Baker Metal Building, requested the applicant maintain the architectural standard of the building. He was hoping the setback would give him access to his building. He likes the project, even though it is massive.

Irene Bruenger, resident of Oliver Lofts, said she lives on the ground floor and when looking out of her bedroom window, she will be looking at this building. She wanted to know how the noise and traffic would affect her, and how long will it take for this project to be completed?

Felicia Woytak, owner of the adjacent parking lot and the building that is cater-corner to the project, said the drawings are attractive, and hopes they will keep the architectural look of the building. She wanted to know if the units would be rentals or condos. She expressed parking concerns depending on the mix of the occupants. She also indicated that no construction equipment can be placed on their parking lot.

The public comment period was closed.

The Commission generally expressed support for the project, and in particular appreciated that all of the units had two or three bedrooms. The Commission raised concerns about unit design and suggested that, in order to be family-friendly, the unit common areas should be larger. The Commission also expressed concerns about the building design: as shown, the building does not meet required courtyard standards, some unit windows face each other, and the circulation for the building appears cramped. A variance would be required to build a courtyard that does not meet the courtyard standards. Setback variances would also be required for the east, west and south sides of the proposed building. The Commission did not think they would be able to make the findings required for a variance along the southern or eastern side of the property.

VII. COMMISSIONERS COMMENTS

Commissioner Keller noted that the new Parc on Powell building has nine 3-bedroom units, three of which are already leased to families. He said their 3-bedroom units are listed at \$3800 a month and the 2-bedrooms are listed at \$2100 a month.

VIII. ADJOURNMENT – 10:15 p.m.

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, APRIL 23, 2015 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL 1333 PARK AVENUE, EMERYVILLE, CA 94608.