

**EMERYVILLE CITY PLANNING COMMISSION
ACTION RECAP
April 23, 2015**

I. CONVENE AND ROLL CALL

The meeting was called to order at 6:35 p.m. by Chairperson Sean Moss. Commissioners present: Steven Keller, Brad Gunkel, Lawrence Cardoza, and Gail Donaldson. Commissioners Tann and Kuemmerle had excused absences.

II. PUBLIC COMMENT

Vickie Sowell, resident at 3618 Peralta Street, adjacent to the Ambassador Laundry building, expressed concerns regarding parking and the dirty streets caused by the cars that are parked in front of the Ambassador Laundry building. She said the Family Friendly Guidelines should include responsibility for garbage clean up and safety of the area. She said she has heard people threaten to shoot each other. She suggested the police come over every six months and talk to the people who live at the Ambassador Laundry building. She also said there is a problem with people who smoke medical marijuana subjecting others to the smoke.

Abijah Reyes, a disabled resident at the Ambassador Laundry building, said it is impossible for disabled people to get in the building if they can not open the elevator door. She stated the door is extremely difficult to open. There is only one elevator and it was broken for two weeks. She said people are urinating in the elevator and unfortunately, she has carried the waste into her apartment on the wheels of her wheelchair. She suggested having video cameras installed in the elevator.

Brian Donahue, Emeryville resident, expressed his concerns regarding Family Friendly Housing stating that he does not think it attracts people who will have their children attend the public schools in Emeryville, and that family friendly housing and affordable housing should be linked.

III. ACTION RECAP – March 26, 2015

A motion was made to approve the March 26, Action Recap after additions of comments from Commissioners omitted from the Recap which stated the rooms in the units in the 65th Street Multi-Units Residential project are too small. It also should be noted that the Pledge of Allegiance was taken off the Agenda.

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

IV. DIRECTOR'S REPORT

Senior Planner Miroo Desai reported on recent actions of the City Council. She reminded that Commission that there will be a joint meeting of the Commission and City Council on Saturday, May 2 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. She also noted that Thursday, May 14 is Bike to Work Day, and a short community bike ride is planned, beginning at 8:00 a.m. in front of City Hall. Finally, she reported that City Attorney Mike Biddle, who has been with the City for 26 years, has announced his

retirement effective June 30. She expressed her enjoyment at working with him and said it would be a huge institutional loss for the City. Chair Moss expressed his appreciation to Mr. Biddle for his service to the City, and said that the Commission will miss him.

V. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

None

VI. PUBLIC HEARINGS

- A. Family Friendly Residential Section of Design Guidelines** – Consideration of new and revised provisions of the Emeryville Design Guidelines regarding Family Friendly Residential buildings and Residential buildings in general, addressing site and building design and unit design. CEQA Status: This project is exempt from environmental review under the “general rule” at Section 15061(b)(3) of the State CEQA Guidelines because it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment. (Continued from February 26, 2015.)

Catherine Firpo, Economic Development and Housing Coordinator, discussed the background of the Guidelines and also the new Amendments to the Guidelines.

Diana Keena, Associate Planner, presented the portion of the staff report dealing with the unit mix and Planning Regulations. Staff recommended the Planning Commission adopt the Resolution recommending City Council adoption of the Family-Friendly Residential amendment to the Emeryville Design Guidelines and initiating an amendment to the Planning Regulations to align the bonus requirements with the revised Design Guidelines.

Arnold Mammarella, staff consultant, spoke more on the Unit Design. He stated that the one-level family units and the two-level units had been modified.

The public comment period was opened.

Brian Donahue, Emeryville resident, asked how anyone would know when people are moving in for long term residency or just students that will be in and out. He suggested the garage not be drive in and drive out. He also felt that the bedrooms should not open directly into the living space.

Vickie Sowell, Emeryville resident at 3618 Peralta Street, suggested taking a poll on whether or not the people like their apartments. This could be done to get feedback so that the future buildings are better.

Abijah Reyes, Emeryville resident at 3610 Peralta Street, said the proposed unit designs were not “wheelchair friendly”.

The public comment period was closed.

The Commission said they appreciated provisions for open space, and that the Guidelines are helpful in letting the developers know what to expect. They thanked the staff for a job well done. The concern is not how to get families into the units, but the concern is an affordability issue. One suggestion was to increase the incentives to make them affordable. It was also noted that the pantry space in the units could be better utilized someplace else. They stressed the point that these are “guidelines” and more on

these issues will be discussed in depth on May 2nd at the joint Planning Commission and City Council Study Session.

A motion was made to accept the Guidelines with the understanding that changes can be made in the future as necessary. Commissioner Gunkel offered a friendly amendment to add a guideline to “Provide efficient access via circulation from units to courtyards and visual connections from circulation to exterior spaces.” Commissioner Donaldson accepted the amendment.

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

VII. STUDY SESSIONS

- A. Marketplace Redevelopment Project, “Shellmound Site” (FDP14-002)** – A study session to review a proposed Final Development Plan (FDP) for “Parcel A” (“Shellmound Site”) of the Marketplace Redevelopment Project Planned Unit Development (PUD04-12) that was approved by the City Council on August 5, 2008. The project would include approximately 179 rental apartment units, 13,500 square feet of retail space, and 240 parking spaces. The northern portion of the building would be seven stories, reaching a height of 80 feet, and the southern portion would be four stories at a height of 50 feet. The site is approximately 2.02 acres north of the Hyatt House Hotel and west of the Union Pacific railroad line. CEQA Status: Environmental Impact Report for Marketplace Redevelopment Project PUD certified by the 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: AvalonBay Communities, Inc.)(Owner: AG-CCRP Public Market L.P.) (APN: 49-1556-3)

Miroo Desai, Senior Planner, presented the staff report.

Nathan Hong of AvalonBay gave introductory comments on the project.

Tom Cox, TCA Architects, addressed the Commission’s concerns from the previous Study Session. He said they are working with a wind consultant to ensure the open space is comfortable to walk through.

The public comment period was opened.

Cindy Truelove, representing the Terraces residents stated that the applicant had responded to their concerns although the roof garden could be increased in area to further reduce the reflective surface. She also stated that noise mitigation from the railroad needed to be addressed further.

Brian Donahue stated that the unit plans were not family friendly and that the applicant needed to commit in writing the type of retail that the building would house.

The public comment period was closed.

Commission Comments

The Commissioners agreed that the project had made substantial progress and expressed concern that the unit design was not family friendly and that the units needed

to comply with the majority of the family friendly design guidelines. Commissioner Keller stated a preference for smooth plaster as did other Commissioners. Addition of windows in townhouses along the bridge, and bike lockers on first floor were suggested. Location for retail customer bike parking needed to be identified. Enlargement of the roof garden, increasing access to the courtyards and bringing more light to the corridors on the east side was suggested. It was noted that there needed to be a visual connection between the corridors and the courtyards. A lighting study for the bridge walk was suggested. The corner piece of the taller building needed more articulation. There was no agreement among the Commissioners regarding the proposed dark brick material. There was also mixed opinion regarding the proposed Marketplace sign.

There was a break from 9:25 p.m. to 9:30 p.m.

- B. Marketplace Redevelopment Project, “Theater Site” (FDP14-003)** – A study session to review a proposed Final Development Plan (FDP) for “Parcel D” (“Theater Site”) of the Marketplace Redevelopment Project Planned Unit Development (PUD04-12) that was approved by the City Council on August 5, 2008. The project would include approximately 228 rental apartment units and 301 parking spaces in a seven story structure on a site of approximately 1.79 acres on the site of the former United Artists Theater southwest of the intersection of 64th and Shellmound Streets. 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: AvalonBay Communities, Inc.)(Owner: AG-CCRP Public Market L.P.) (APN: 49-1556-1)

Miroo Desai, Senior Planner, made the staff presentation.

Tom Cox, TCA Architects, addressed comments from the last meeting.

The landscape architect talked about the play structures, planters and open space.

The public comment period was opened. There was no one wishing to speak; the public comment period was closed.

Commission Comments

The Commissioners felt that the units were not family friendly and that further work needed to be done. It was pointed out that this site was a better location for family friendly units due to its proximity to the park. It was noted that the sidewalk information was inconsistent and needed to be corrected. Inclusion of bike lockers in bike rooms and reduction of signage along Shellmound Street was suggested.

VIII. COMMISSIONERS COMMENTS

Commissioner Keller said he is disappointed with the report on the Ambassador Laundry building. He said this problem should be addressed and felt if this was not a low income property, these things would not be happening.

City Attorney, Mike Biddle said, there are regulatory tools that can be used to deal with the issue of smoking marijuana.

IX. ADJOURNMENT – 10:15 p.m.

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, MAY 28, 2015 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL 1333 PARK AVENUE, EMERYVILLE, CA 94608.