

**EMERYVILLE CITY PLANNING COMMISSION  
ACTION RECAP  
February 25, 2016**

**I. CONVENE AND ROLL CALL**

The meeting was called to order at 6:30 p.m. by Brad Gunkel, Chair. Commissioners present: Lawrence Cardoza, Gail Donaldson, John Bauters, Sam Kang, Philip Banta and Steven Keller.

**II. SWEARING IN OF NEW COMMISSIONER AND REGOGNITION OF OUTGOING COMMISSIONER**

Tom McGurk, Deputy City Clerk, performed the swearing in of new Commissioner, Philip Banta.

The Commission presented a Resolution of Appreciation to the outgoing Commissioner, Sean Moss. Mr. Moss expressed his pleasure for having served as a Commissioner and wished the best to the Commission and staff.

**III. PUBLIC COMMENT**

Sharon Wilchar, Chairperson of the Public Art Committee, announced the kick-off for the Public Art Master Plan with a community workshop scheduled for March 5, 2016.

**IV. ACTION RECAP – January 28, 2016**

**Moved:** Cardoza  
**Seconded:** Bauters  
**Vote:** Ayes: Keller, Cardoza, Gunkel, Donaldson, Bauters, Kang  
Abstained: Banta

The Action Recap was approved without exception.

**V. DIRECTOR'S REPORT**

Director Bryant reported on recent City Council actions. He also announced that there would be a community workshop on the Public Art Master Plan on Saturday, March 5 at the Ralph Hawley school site on 61st Street, and that the grand opening of the Joseph Emery Skate Spot is scheduled for Saturday, March 19 beginning at 11 a.m. The project includes public art among its skate features and barriers.

**VI. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS**

Commissioners Bauters, Kang, Gunkel and Cardoza said they had a meeting with Stacey Wells of Sutter Health.

**VII. PUBLIC HEARINGS**

Chair Gunkel, with the consensus of the other Commissioners, directed that item D., Sutter Health Sign, be moved to first on the agenda.

**D. Sutter Health Sign (SIGN16-002)** – Consideration of a Major Sign Permit for two high rise identification signs at 2000 Powell Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15311(a) which applies to

placement of on-premises signs, and the “general rule” at Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment. General Plan Land Use Classification: Mixed-Use with Non-Residential; Zoning District: Planned Unit Development (PUD-1) (Applicant: Toni Russin, Sutter Health) (Owner: KBS III Tower at Emeryville, LLC) (APN: 49-1521-7)

Assistant Planner, Sara Billing, presented the staff report with staff’s recommendation for approval, subject to the conditions of approval.

The applicant spoke briefly and thanked the Commissioners and staff for their patience during the preparation of their resubmittal process. The architect also addressed the Commission and responded to questions.

The public hearing was opened.

Kris Owens, resident at Pacific Park Plaza, said Sutter Health had contacted the residents of Pacific Park Plaza regarding the sign, and they appreciated having the opportunity to be a part of the discussion. She said the residents love the sign.

Paul Gerhardt, resident of Pacific Park Plaza, said none of the six high rise signs conform to the Master Sign Program, so why have a program. He said he would like to volunteer to be included in any further considerations for these signs.

Laurie Karzen, resident of Pacific Park Plaza, urged the Commission to approve the Sutter Health sign. She also said it would be nice to address the problems the residents are still having with the ART.COM sign and questioned the decision to approve white signs.

The public hearing was closed.

The Commissioners thanked Sutter for their cooperation with the Commission and residents.

A motion was made to approve the application for the Sutter Health Sign (SIGN16-002).

**Moved:** Bauters  
**Seconded:** Cardoza  
**Vote:** Ayes: Keller, Banta, Cardoza, Gunkel, Donaldson, Bauters, Kang

- A. Sherwin Williams Development Project (PUD13-001)** - A public hearing to accept comments on the Draft Environmental Impact Report (DEIR) prepared for the Sherwin Williams Development project. The Notice of Availability for the DEIR was published on January 8, 2016 and the 60-day comment period will end on March 8, 2016. General Plan Land Use Classification: Mixed Use with Residential and Park/Open Space; Zoning District: Mixed Use with Residential (MUR) and Park/Open Space (PO) with Park Avenue District Overlay (P-A) (Applicant: Lennar Multifamily Communities)(Owners: SWACE, LLC, c/o The Sherwin-Williams Company and City of Emeryville as Successor Agency to the Emeryville Redevelopment Agency) (APNs: 49-1041-26-15 and -16).

Senior Planner, Miroo Desai, made the staff presentation and emphasized to the Commission that the purpose of the presentation is to receive comments, however no response will be made tonight. The 60 day public comment period will end on March 8, 2016, after which responses to all comments will be prepared.

The City's CEQA Consultant, Judith Malamut, from LSA Associates, gave an overview of the DEIR.

The public hearing was opened.

The following individuals commented on the DEIR:

- Rudolph Brooks
- Gregory Prince
- Kris Owens
- Paul Gerhardt
- Francis Rodriguez
- Jason Gumataotao
- Angelita Martin
- Richard Grassetti
- Sharon Wilchar
- Kristin Peterson
- Gary Grimm
- John Demeritt
- Nora Pauwels
- Paul Germain
- Kevin Kellogg
- Judy Timmel
- Bryan Hord
- Kate Rutter
- Archana Horsing
- Louise Stanley
- Mike McConnell
- Edythe Bresnahan
- Tim Curran

The public hearing was closed.

There was a break from 8:35 to 8:50 p.m.

- B. Marketplace Redevelopment Project Parcel B (Garage Building) (FDP15-001) –** Consideration of a Final Development Plan (FDP) for “Parcel B” of the Marketplace Redevelopment Project Planned Unit Development (PUD04-12) that was approved by the City Council on August 5, 2008. Two options are proposed: one option consists of a five story parking structure accommodating 413 parking spaces and approximately 41,500 square feet of retail space that will be occupied by a junior anchor tenant; and the

second option is a four story building accommodating 413 parking spaces and 22,800 square feet of ground floor retail space with multiple small tenants. 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: 49-1556-2 and -3).

This item has been continued to a future meeting at the request of the Applicant.

- C. 1056 45th Street New Unit (UPDR15-008)** – Consideration of a Conditional Use Permit and Design Review for a new two-bedroom unit at a property with two existing units located at 1056 45th Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15303(b) which applies to new construction or conversion of apartments, duplexes and similar structures designed for not more than six dwelling units; and the “general rule” at Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment. General Plan Land Use Classification: Medium Density Residential; Zoning District: Medium Density Residential (RM) (Applicant: Arnolando Hernandez) (Owner: Parminder Pall Dhingra) (APN: 49-1174-19).

Assistant Planner, Sara Billing presented the staff report, with staff’s recommendation for approval, subject to the conditions of approval.

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

The Commissioners made several suggestions on how to improve the design; however, they decided not to make these suggestions conditions of approval.

A motion was made to approve the application subject to the conditions recommended by staff and the consideration of suggestions by the Commissioners.

Moved: Keller  
Seconded: Bauters  
Vote: Ayes: Keller, Banta, Cardoza, Gunkel, Donaldson, Bauters, Kang

**VIII. ADMINISTRATIVE ITEM**

- A. Comparison of affordable housing requirements of recently approved Multi-Unit Residential projects.**

Community Development Director, Charles Bryant, presented the staff report and responded to questions from the Commission.

**IX. COMMISSIONERS COMMENTS**

Commissioner Keller stated a new Korean restaurant in the Public Market is now open. Commissioner Kang said it was really Korean fusion. It was also noted that the bar and restaurant in the City Storage building is open, and that Ike’s Sandwiches is open in the Parc on Powell building.

**X. ADJOURNMENT – 9:45 P.M.**

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, MARCH 24, 2016 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL 1333 PARK AVENUE, EMERYVILLE, CA 94608.**