

**EMERYVILLE CITY PLANNING COMMISSION
ACTION RECAP
April 28, 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, Philip Banta, Steven Keller and Sam Kang.

II. PUBLIC COMMENT - None

III. ACTION RECAP – March 24, 2016

Moved: Bauters

Seconded: Cardoza

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

The Action Recap was approved without exception.

IV. DIRECTOR'S REPORT

Director Bryant reported on recent City Council actions. He also announced upcoming workshops on the Public Art Master Plan on May 11 and 14, and the grand opening ceremony for the Christie Avenue Bay Trail project on Bike to Work Day, May 12. Finally, he polled the Commission as to who would like to receive hard copies of the Final Environmental Impact Report for the Sherwin Williams Project.

V. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

Commissioner Keller met with Kevin Ma, of Lennar regarding the Sherwin Williams project, Commissioner Gunkel interviewed as a prospective architect with the applicants on the Study Session item, but did not get the job, and Commissioner Bauters met with Ken Bukowski on the Study Session item.

VI. STUDY SESSION

- A. 6 Unit Townhomes (UPDR16-002)** – A study session to review a Conditional Use Permit and Design Review proposal to demolish four existing residential units and replace them with six new residential units at 5876 – 5880 Doyle 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: Mixed Use with Residential; Zoning District: Mixed Use with Residential (MUR) and North Hollis Overlay (N-H) (Applicant: Jake Aftergood) (Owner: Kenneth J. Schmier 2010 Separate Living Property Trust and Eric S. Schmier 2010 Living Trust) (APN: 49-1330-12 and-13)

Assistant Planner, Sara Billing, made the staff presentation and responded to questions from the Commissioners.

Applicant, Jake Aftergood, also responded to questions from the Commission.

The public comment period was opened.

Judy July, resident at 5889 Beaudry Street, expressed several concerns with this project. She stated her property is adjacent to the proposed project and the 30' height of the project will block the sun from her garden. She also did not want to have the Juniper trees destroyed. She wanted to know the height requirement on fencing between the two properties and requested a new survey be done to determine the property line. She also voiced concerns regarding the time frame for the demolition of this project as it will create hazardous dust, debris, asbestos, etc.

Ken Bukowski, resident at 5880 Doyle Street, said the water pressure at the units is too low and stated there is only one illegal unit at this property. He said he supports the project.

Norman Mayell, 5889 Beaudry Street, said the Juniper trees provide shade and he has a beautiful garden and would not like to have the trees destroyed.

The public comment period was closed.

The Planning Commission generally supported the project concept, but raised concerns regarding how the applicant proposed to earn the bonus points required to obtain the proposed maximum Floor Area Ratio (FAR) of 1.0. Specifically, the applicant's proposal to make the project Zero Net Energy was questioned for its feasibility, lack of detail, lack of onsite infrastructure, and how the proposed off-site electricity production would benefit residents. The Commission also provided feedback regarding family-friendly unit design, general project design, landscaping, and parking layout.

VII. COMMISSIONERS COMMENTS

Commissioner Bauters asked when study sessions on signs and small businesses assistance would take place. Director Bryant said when the new Economic Development and Housing Manager comes on board the study sessions would be scheduled.

VIII. ADJOURNMENT – 8:10 P.M.

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, MAY 26, 2016 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL 1333 PARK AVENUE, EMERYVILLE, CA 94608.