

EMERYVILLE CITY PLANNING COMMISSION
ACTION RECAP
June 23, 2016

I. CONVENE AND ROLL CALL

The meeting was called to order at 6:32 p.m. by Brad Gunkel, Chair. Commissioners present: Philip Banta, Lawrence Cardoza, Sam Kang, Steven Keller. Commissioners John Bauters and Gail Donaldson had excused absences.

II. PUBLIC COMMENT – None

III. ACTION RECAP – May 26, 2016

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

The Action Recap was approved without exception.

IV. DIRECTOR'S REPORT

Director Bryant reported on recent City Council items. He noted that the City Council appealed the Planning Commission's Design Review approval of the Stanford Health Center canopy and building signage, and set an appeal hearing for July 19. Commissioners Kang and Keller were reappointed for additional three year terms; however there is not another applicant to replace Commissioner Gunkel at this time, so there will be a vacancy on the Commission until that seat is filled. Director Bryant also reminded the Commissioners that the Board of Appeals meeting to consider the hearing panel's recommendation concerning 1264 Ocean Avenue will be held on Tuesday, August 23 at 6:30 pm in the Council Chambers.

Commissioner Keller asked why the approval of the Stanford project was appealed. In response Director Bryant stated that the City Council had concerns about the use of the public right-of-way by a private business.

V. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

Commissioner Gunkel said he will need to be recused from Study Session Item B., 5876 Beaudry Street New Unit, due to a possible conflict of interest, because he is the architect for the project.

VI. PUBLIC HEARINGS

- A. 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. The project consists of a four-story building with approximately 20,000 square feet of ground floor retail space and structured parking on three levels accommodating 300 parking spaces. In addition, there is a stand-alone one story, approximately 2,280 square foot commercial pavilion with a plaza between the garage building and the pavilion. CEQA Status: Environmental Impact Report for Marketplace Redevelopment Project PUD certified by City Council on January 15, 2008; no subsequent EIR is required to be prepared pursuant to CEQA Guidelines Section 15162. 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)

Senior Planner, Miroo Desai, presented the staff report recommending approval and responded to questions from the Commissioners. She noted a minor modification to Condition VII.A.2 recommended by staff to clarify the public art requirement.

The applicant, Mark Stefan of City Center Realty Partners introduced the project architect, Eron Ashley, who presented the project noting that the modifications regarding parking and trash truck maneuverability were incorporated from Commissioners' previous comments.

Chelsea Maclean, attorney for the applicant, requested that the Commissioners approve the project without requiring a crosswalk assessment of pedestrian safety after 18 months of occupancy because other development projects in the area could contribute to traffic impacts.

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

The Planning Commission unanimously felt that the requirement for the crosswalk assessment of pedestrian safety after 18 months of occupancy was warranted because any traffic impact is most likely to come from the project. Although the project will have other positive impacts for the area, the Commission would prefer that the area remain pedestrian friendly. The Commission generally supported the project. Although they expressed safety concerns about the metal screens around the stairs, they were pleased overall with the project and commended the applicant for incorporating the Commission's recommendations.

A motion was made to approve the project with the modified condition recommended by staff.

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

- B. Water Efficient Landscape Ordinance Amendments (ORD16-001)** – Consideration of a State-mandated amendment to Article 6 of Chapter 4 of Title 9 of the Emeryville Municipal Code to increase water efficiency standards for landscapes. CEQA Status: The proposed ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 15307 of the State CEQA Guidelines regarding actions by a regulatory agency for protection of natural resources, and Section 15061(b)(3), the general rule that CEQA does not apply to projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

Diana Keena, Associate Planner, presented the staff report with staff's recommendation that the Commission recommend City Council adoption of the Water Efficient Landscape Ordinance Amendment, and responded to questions from the Commissioners.

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

The Planning Commission generally supported the proposed ordinance amendments as they are fundamentally the same as the State model. The Commission wished to ensure that the City does not require more than the State requires.

A motion was made to recommend City Council adoption of the amendments.

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

VII. STUDY SESSIONS

- A. Pelco Mixed-Use Project (UPDR16-001)** – Study session for a Conditional Use Permit and Design Review for the conversion of an existing significant building into 23 live-work and 2 commercial units at 1550 Park Avenue. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15332, which applies to in-fill development projects; 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, Other Park Opportunity and Neighborhood Retail Overlay; Zoning District: Mixed Use with Residential (MUR), Park Avenue Overlay Zone (P-A), Pedestrian Priority Overlay Zone (PP), and Neighborhood Retail Overlay Zone (NR) (Applicant/Owner:1550 Park LLC) (APN: 49-1036-3)

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

Amanda Kobler, representing the owner, spoke about the challenges of maintaining the beauty of the building and limiting significant changes. The applicant indicated that it would be a “for sale” project, keeping small business, artists, and entrepreneurs in Emeryville by allowing them to buy space, and said because Live/Work units are in high demand, selling the units would not be an issue. The applicant noted that because the project is in an early stage, the plans were conceptual.

The Commissioners expressed that the plans were confusing, contained a lot of technical errors, and were difficult to read and therefore they had trouble addressing the plans. The Commissioners were concerned about undefined storage space, unused space, building code compliance, stairs, corrugated fence, the use of stucco, the proposed new building, and that the project was not family friendly enough.

The floor was opened for public comment. There was no one wishing to speak. The public comment was closed.

The Commissioners supported the overall intention of the project and commented that it is a great reincarnation of an historic building. They also supported the idea of making the units available for sale; however they would like to see plans that are more detailed and fleshed out. The Commissioners recommended an all-in-one site plan showing how the units relate to the overall project; doors on the Park Avenue side to activate the street; swing gate instead of roll-up doors; a better design for the new building with better finishes; bigger windows; metal balcony; bike parking and locker; and transit passes/car share membership.

- B. 5876 Beaudry Street New Unit (UPDR16-003)** – Study session for a Conditional Use Permit and Design Review for a new one-bedroom unit at a property with two existing units located at 5876 Beaudry 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), and North Hollis Overlay (NH) (Applicant: Brad Gunkel) (Owner: Aaron Hokamura) (APN: 49-1331-17)

Chair Gunkel was recused on this item due to a potential conflict of interest. Vice Chair Keller presided.

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

The floor was opened for public comment. There was no one wishing to speak. The public comment was closed.

The Commissioners supported the project and commended it for being an exceptional example of a compatible infill project in a single family neighborhood. The Commissioners recommended a landscaping screen for the front stairs, color rendering for page A1-O, and more detailed landscaping.

- C. Plan Bay Area 2040 Scenarios** – Planning Commission review of development alternatives for the region’s 2017 Sustainable Communities Strategy, as mandated by SB 375. Alternatives include growth throughout the region, growth in medium sized cities with BART or Caltrain, and growth in the three largest cities.

Chair Gunkel returned to preside.

Diana Keena, Associate Planner, made the staff presentation and responded to questions from the Commissioners.

The floor was opened for public comment. There was no one wishing to speak. The public comment was closed.

The Commissioners supported transportation features in Scenarios 2 and 3, including bus rapid transit on San Pablo Avenue, more frequent transit, and a Bay Bridge contra flow lane for buses. Regarding development patterns, one Commissioner supported Scenario 1 with all cities growing to keep housing options open, another liked Scenario 3 with growth concentrated in urban areas, and two chose Scenario 2 as a good mix or compromise.

VIII. COMMISSIONERS COMMENTS

None.

IX. ADJOURNMENT – 9:08 P.M.

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, JULY 28, 2016 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL 1333 PARK AVENUE, EMERYVILLE, CA 94608.