

**EMERYVILLE CITY PLANNING COMMISSION
ACTION RECAP**

THURSDAY, FEBRUARY 22, 2007

I. CONVENE, ROLL CALL, AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 6:30 p.m.

Commissioners present: Frank Flores, Arthur Hoff, Patricia Jeffery, James Martin, Gail Donaldson, Paul Germain, Lawrence Cardoza.

II. CITIZENS TO BE HEARD

Ruth Stryker, of 1B City Limits Circle, said she purchased this unit from Pulte Homes and they did not perform the walk thru of the units prior to occupancy as they advertised. She stated they still have not taken care of the problems with the unit. She is concerned that if they are allowed to continue building projects, they may continue this type of behavior. She requested assistance enforcing Pulte to honor their commitments to the buyers.

Greg Harper, resident of 1420 - 45th Street said he has an office across the street from the construction that is going on a Hollis & 59th Street. He said the conditions of approval are not being enforced regarding parking. He stated there is no parking for the residents. Also, the setbacks are of concern. He said the construction workers have taken over the sidewalk and sometimes a lane of traffic. He is requesting the conditions of approval be enforced.

III. ACTION RECAP - January 25, 2007

Commissioner Jeffery made several additions to her comments. For the Gateway @ Emeryville Project, she requested a health risk assessment and noise study be prepared. For the Golden Gate Badminton Club project she suggested the elimination of the red curb along the west side of Hollis and south of Sherwin between (?), the removal of the no parking signs and said she would like a review of the parking considerations at the termination of the applicant=s lease. Commissioner Jeffery moved approval with these additions and Commissioner Donaldson seconded the motion. The motion was approved without exception.

IV. DIRECTOR=S REPORT (Get from Charlie)

V. STUDY SESSIONS

A **Transit Center, Horton Street and 59th Street (UP07-02/DR07-03)** B A Study Session on a proposal to construct a 169 foot tall building accommodating approximately 250,000 square feet of commercial/lab space, five bus bays, and parking for approximately 700 spaces of which 240 to 250 spaces would be public parking, on a 1.58 acre site. There will be 7 floors of commercial space over 6 levels of parking. CEQA Status: To be determined. General Plan Designation: Mixed-Use (M-U); Zoning Classification: Mixed-Use (M-U) (Owner: Viacom Inc; Applicant: Wareham Development) (APN: 49-1489-15)

This item was continued.

Commissioner Martin acknowledged the contributions of Assistant City Attorney, Carol Victor, to the City and to the Commission. On behalf of the Commission, she was presented with a card, flowers and candy. Ms. Victor thanked the Commission and complimented the Commission on their thoroughness and professionalism. She learned a lot and thanked City Attorney, Mike Biddle for opportunities that had been afforded her. She also thanked the Planning staff for all of their cooperation

Judy , a representative from Wareham Development passed out a flyer noticing a

community meeting they are hosting on the Emeryville Transit Center on Thursday, March 8, 2007 at 6:30 p.m. at Emerstation - Room 260, 5858 Horton Street.

- B. Ocean Lofts, 1258 Ocean Avenue (UP07-01; DR07-02; VAR07-01)** B A Study Session on a proposal to demolish an existing single family residence and construct two detached approximately 1,700 square foot single family units. The variance is to allow a 4-foot rear yard setback where 15 is the required minimum. This project is exempt from environmental review under State CEQA Guidelines Section 15303 which applies to construction of small, new structures. General Plan Designation: Medium Density Residential (M); Zoning Classification: Medium Density Residential (R-M) (Applicant/Owner: Ali Eslami) (APN: 49-1469-6)

Commissioner Martin was recused due to a possible conflict of interest. Vice Chair Donaldson chaired the discussion on this item.

Senior Planner, Miroo Desai made the staff presentation, requesting direction from the Commission on the design, set back and variance.

Greg Harper, former council member, thanked Assistant City Carol Victor for her service to the City. Mr. Harper, representing the applicant, said there have been a lot of concessions made on this project and they have attempted to comply with all of the Commission's suggestions.

Jim Trayman, project designer, said at the Commission's suggestion, they had a neighborhood meeting and they have complied with suggestions regarding the solar panel and reduction of size of the building to what is being proposed now. Their proposal now is much smaller than the original plans. He also said the privacy and lighting issues have been addressed.

Keith Beaudre spoke regarding the PG&E property. He said they are in negotiations to purchase the property. This project is too big for the neighborhood. There are also parking concerns. He requested story poles to help the neighbors who can not visualize the size of this project. He suggested rehabing the house and putting the second story on the back.

Richard Ambro of 1264-64th Street, said he appreciates the effort the applicant has gone through, however, he still thinks the project is too large. He is concerned about the garage access.

Jim Martin of 1268A-64th Street said the applicant has made a lot of concessions. There may be a way around the variance by flipping the front and back. He said story poles are important. They can be put up one week in advance of the next Planning Commission meeting so that the neighbors can see them. He said he thinks this is an interesting design.

Commissioner Jeffery asked if the existing building was remodeled, would they have to provide another parking space? Planning Director Bryant said parking is triggered by the number of bedrooms and their parking quota has been met.

VI. ADMINISTRATIVE ITEMS

- A. Planning Commission Rules and Procedures.** Consideration of adoption of Planning Commission rules and procedures.

VII. COMMISSIONERS COMMENTS

VIII. ADJOURNMENT

