

EMERYVILLE CITY PLANNING COMMISSION

ACTION RECAP

JUNE 26, 2008

I. CONVENE, ROLL CALL, AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 6:30 p.m. by Chair Martin. Commissioners present: Jim Martin, Arthur Hoff, Lawrence Cardoza, and Frank Flores. Absent: Commissioners Patricia Jeffery, Angelo Baranco and Gail Donaldson.

II. PUBLIC COMMENT

Brian Donahue expressed concern over the trees being removed from the Age Song property. He said according to the opinion of the City's expert, the trees should not be removed that lend to the streetscape harmony. He also said the Uniform Forestry Ordinance is not being obeyed.

III. ACTION RECAP – May 22, 2008

Chair Martin said he would abstain because he was absent from the May 22 meeting. Therefore, due to the lack of a quorum, the approval of the Action Recap was continued until the next meeting.

IV. DIRECTOR'S REPORT

Director Bryant reported on City Council actions at their June meetings.

On June 3, the Council had a study session on the Emery Station Triangle Project; a Planning Commission study session is scheduled for July 24. There is a community meeting on the project tonight [June 26], which obviously staff and Commission members are unable to attend. The Redevelopment Agency approved a contract for Museum Management Consultants, Inc. to prepare a strategic plan for the Emeryville Arts and Cultural Center. The City Council and Redevelopment Agency approved amendments to the Owner Participation Agreement and Development Agreement for Pixar that were approved by the Commission in May. The Council approved the second reading of the Affordable Housing Set-Aside Ordinance that was approved by the Commission in April. The City Council approved the budget and authorized upgrading of a Planning Technician position to Assistant Planner. We are now in the process of recruiting for an Assistant Planner.

On June 17, the Council held a study session on the South Bayfront Pedestrian Bicycle Bridge in advance of the public meeting that was held last Saturday, June 21, and reviewed plans for Horton Landing Park and the proposed grand staircase on the west side. The Redevelopment Agency approved a contract with HQE to prepare a Project Initiation Document for the I-80 Pedestrian/Bicycle Crossing. The Agency also approved a contract with Placemaking Group to create a PowerPoint presentation illustrating the benefits of major redevelopment projects and the success of the redevelopment program in Emeryville. The City Council amended the Capital Improvement Program to add the "Holden to Horton Street Pedestrian Path", accepting \$100,000 from Peet's and appropriated it to the project. The Council also approved a Transportation Committee recommendation to restripe the 40th Street Bridge reducing the number of lanes from four to two, creating a four foot lane divider and a buffer zone between the vehicle lanes and the bicycle lanes to reduce motor vehicle speed and improve safety for bicyclists.

Director Bryant announced that the community meeting scheduled for Wednesday, July 23 on the Center of Community Life has been postponed until September. Details will be announced in the future.

Director Bryant noted that Commissioner Baranco has resigned effective this month, due to

moving to Oakland. The vacancy was announced on June 20, and applications are due to the City Clerk's Office by 10 a.m. on Wednesday, July 9. Application forms are available from the City Clerk and can be downloaded from the City's website. Commissioners Cardoza and Donaldson are also up for reappointment. Staff expects the Council to make all three appointments at their July 15 meeting in time for the next Commission meeting on July 24.

V. PUBLIC HEARINGS

- A. **Oasis Pamper Bar Signage (SA08-10)** – A Major Design Review permit to allow new signs and a new awning for a storefront window and entry door at an existing salon (Oasis Pamper Bar) located at 3823 San Pablo Avenue. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15311 which applies to placement of minor structures accessory to existing commercial facilities, including on-premise signs. General Plan Designation: Commercial (C); Zoning Classification: General Commercial (C-G). (Applicant: Desmond Stewart; Owner: Foxwater Group) (APN: 49-481-1).

Senior Planner, Miroo Desai, presented the staff report. Staff recommended approval.

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

Motion: To approve the Oasis Pamper Bar Signage (SA08-10)

Moved: Flores
Seconded: Cardoza
Ayes: Flores, Cardoza, Hoff, Martin
Absent: Baranco, Jeffery, Donaldson

- B. **39th and Adeline Mixed Use Project; 3906-3908 Adeline Street (UP06-12/DR06-19)** – A public hearing to accept comments on the Draft Environmental Impact Report (DEIR) prepared for the 39th and Adeline Mixed Use project. The proposed project is a 101-unit rental apartment building with 1,000 square feet of retail space and 119 parking spaces on a 48,820 square foot site on Adeline Street between 39th Street and Yerba Buena Avenue, which is partially in the City of Oakland. The Notice of Availability for the DEIR was published on May 19, 2008 and the 45-day public comment period will end on July 7, 2008. General Plan Designation: Commercial (C); Zoning Classification: General Commercial (C-G). (Applicant: Murakami Nelson Architects) (Owners: Madison Park Financial Corporation) (APNs: 12-953-27,-31,-32, -33, and -34).

Commissioner Flores was recused due to a conflict of interest. Therefore, there was not a quorum to hear the item.

Assistant City Attorney Michael Guina explained that there was not a requirement for a public hearing and that comments may be submitted in writing to Senior Planner, Miroo Desai before the July 7th deadline

VI. COMMISSIONERS COMMENTS

Commissioner Martin said there is a need for consistent treatment of street trees along 40th Street. He requested the staff to review the status of the trees at AgeSong and Granite Expo, and to put a discussion of the Commission's policy about street trees on 40th Street on the next agenda.

Commissioner Flores asked about the status of the RFP for the fourplex at 40th and Adeline Streets. Director Bryant said he would find out and report back at the next meeting.

- VII. **ADJOURNMENT** – The meeting was adjourned at 7:07 p.m.

