

EMERYVILLE CITY PLANNING COMMISSION

ACTION RECAP AUGUST 28, 2008

I. CONVENE, ROLL CALL, AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 6:30 p.m. by Chair Donaldson. Commissioners present: Arthur Hoff, Lawrence Cardoza, Frank Flores, Patricia Jeffery, Gail Donaldson and John Scheuerman. Jim Martin arrived shortly after roll call.

II. PUBLIC COMMENT – None

III. ACTION RECAP – July 24, 2008

Commissioners Martin and Scheuerman had corrections to their comments on the Emery Station Triangle project on page 3; Commissioner Martin had corrections to his comments on the Bakery Loft Phase IV project on page 4. After these additions and clarifications, Commissioner Jeffery moved approval and the motion was seconded by Commissioner Martin. The Action Recap was approved without exception.

IV. DIRECTOR'S REPORT

Director Bryant reported on recent actions by the City Council. On August 5, the Council approved a contract with WRT for a comprehensive streetscape design of the Powell/Christie area. They also passed the second reading of the Ordinance for the Marketplace PUD, which will take effect in 30 days on September 4. The Council approved a temporary traffic plan for the elementary school at the old middle school site at 61st and Doyle Streets. Under this plan, 61st Street will be one-way eastbound, there will be a white passenger loading zone in front of the school on 61st Street, and 90-degree parking for teachers only will be installed on the west side of Beaudry Street north of 59th Street. The Council also appointed Krisna Hanks, who lives and works in the Bessler Building, to the Park Avenue District Advisory Committee.

On August 19, in response to citizen concerns about parking in the vicinity of the temporary elementary school location at the middle school site, the Council agreed to establish temporary residential permit parking on the east side of Beaudry Street north of 59th, and on the north side of 59th Street east of Beaudry. The Council also held a study session on street trees and saw the same PowerPoint presentation that was shown to the Commission at the last meeting. The Council approved the first reading of an ordinance to amend Urban Forestry Ordinance to combine procedures for removal of street trees with Planning Commission approval of projects. The Public Works Director would still issue the encroachment permit for removal of any trees, but the decision would be made by the Commission and would be appealable to the City Council as part of the overall approval of the project; there would be no separate process as there is now. The Council also directed staff to bring back options for increasing valuations of trees that are removed, and to expand the ordinance to cover certain trees on private property. The Redevelopment Agency approved the construction contract for Doyle-Hollis Park; construction is to begin in September. The Council approved a noise waiver for construction on five weekends between August and November to replace HVAC equipment on the roof of Watergate Tower I at 1900 Powell St. The Council approved a Transportation Committee recommendation for an all-way pedestrian signal at Shellmound Street and Christie Avenue by Burger King. This is not a true "scramble" signal in that it does not include diagonal crossing, just the three existing crosswalks that would all get the pedestrian light at the same time.

The General Plan Update Steering Committee reviewed the draft General Plan Introduction; Land Use; and Parks, Open Space, and Public Facilities chapters on July 22. They will be reviewing the draft Transportation; Conservation, Safety, and Noise; and Sustainability chapters on September 9. The current schedule calls for them to review the Urban Design element and design guidelines on September 23, and to hear from a "developer panel" on October 14.

A. Review of Annual Progress Report on Implementation of the Housing Element, January 1, 2007 – December 2007.

Associate Planner, Diana Keena and Amy Hiestand, Project Coordinator in Economic Development and Housing presented the staff report. The Commission recommended City Council approval of the report.

V. STUDY SESSION

A. Pixar Headquarters Expansion Phase II (FDP08-01) – A Study Session to review a Final Development Plan (FDP) proposal for an approximately 150,000 square foot building sited at the south-western corner of the property located at 1200 Park Avenue. General Plan Designation: Commercial (C); Zoning Classification: Planned Unit Development – Commercial (PUD-Commercial) (Applicant: Pixar Animation Studios; Owners: Pixar Animation Studios; City of Emeryville) (APNs: 49-1027-37; 49-1539-1; 49-1539-4-2; and 49-1539-5)

Senior Planner, Miroo Desai, made the staff presentation.

Craig Payne of Pixar made some introductory comments and their architect from Allied Works Architects, made a presentation.

Commissioner Comments

- General approval of building design, with some exceptions.
- There are still some improvements that need to be made to this project. Considering their property is across the street from the most important building in the City, City Hall, more improvements should be made at this corner.
- The utility vaults at the corner should be undergrounded.
- There should be more architectural emphasis.
- There should be fewer benches along Hollis Street and more benches in the linear park between Park Avenue and 45th Street.
- The generator should be pulled away from the gate on Hollis Street.
- The track entrance should be refined.
- Need details of any loading/unloading on Hollis.
- Exterior needs more work.
- Would like to see what the fence would look like without the vegetation.
- Place three large Valley Oaks at the corner and underlight it at night.
- Need to have participation of business owners at the Promenade in the design of the linear park.
- Would like to see some plantings at the seating area.
- Promenade parking lot side of linear park should be treated special.
- Pulling the fence back should not pose a security threat.
- Have security lighting in linear park behind Longs Drugs.
- Pedestrian gates should be more articulated, especially at the linear park.
- Information about trip reduction efforts was requested.

Director Bryant said he would like to see some type of interpretative sign, including the 1878 drawing, as part of memorialization of Joseph Emery's house.

The applicant responded to the concerns of having the fence relocated. He stated security is a major factor for their company and the present location of the fence is a necessity.

There was a five minute break at 8:33, the meeting reconvened at 8:38.

VI. PUBLIC HEARINGS

- A. **BevMo! at Powell Street Plaza (UP08-5)** – A Conditional Use Permit to allow a “Beverages and More” (“BevMo!”) retail store to occupy an existing retail space (formerly Ethan Allen) at the Powell Street Plaza shopping center located at 5717 Christie Avenue. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301 which applies to minor modifications to existing structures. General Plan Designation: Commercial (C); Zoning Classification: General Commercial (C-G). (Applicant: BevMo!; Rocio Clough; Owner: Regency Center) (APN: 49-1515-12-5).

Senior Planner, Miroo Desai made the staff presentation and staff recommended approval of this project.

Jeff Sealy, the real estate representative for BevMo! stated if this project is approved, it would be their one hundredth store.

Commissioner Donaldson wanted to know where the tasting room would be located. Mr. Sealy indicated the location on the plans and said they plan to have a wine school eventually.

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

A motion was made by Commissioner Cardoza and seconded by Commissioner Flores to approve the conditional use permit (UP08-5) for BevMo! retail store.

A substitute motion was made to include the elimination of the sign on the south side of the building and instructions for the applicant to work with the shopping center owner to come up with a master sign program if they want additional signage.

Moved: Martin
Seconded: Jeffery
Vote: Ayes: Martin, Scheuerman, Donaldson, Jeffery
Noes: Cardoza, Flores, Hoff

- B. **Clear Channel Billboard (VAR08-02)** – A Variance from Section 9-4.61.3(b)(6) of the Sign Regulations of the Zoning Ordinance to allow a new off-site advertising sign (billboard) at Powell Street Plaza facing Interstate 80. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15311(a) which applies to accessory structures including on-premises signs, and Section 15061(b)(3), the “general rule”, because it can be seen with certainty that there is no possibility that it may have a significant effect on the environment. General Plan Designation: General Commercial (C). Zoning Classification: General Commercial (C-G) (Applicant: Clear Channel Outdoor, Inc.; Owner: Regency Center) (APNs: 49-1515-011-11 to 011-14)

This item was removed from the agenda because it was determined that a variance is not required.

VII. COMMISSIONERS COMMENTS

Commissioner Flores said a tenant in his building got carjacked. Petty crime has been going on there for some time now.

Commissioner Jeffery said in an effort to deter criminal activity at her building, security cameras have been installed.

Commissioner Donaldson requested staff to check to make sure the conditions of approval are being complied with regarding the replacement of street trees on Ocean Avenue and report back to the Commission of their findings.

Commissioner Martin said the issue of open space in the General Plan should be addressed through a Strategic Plan. He feels this should be brought back as a discussion item. He also suggested making a recommendation to the Council to employ a consultant to assess the recreational and open space needs. Commissioners Donaldson and Jeffery agreed. Commissioner Jeffery said we need to make sure the neighborhoods get amenities when these projects are being built. Staff was directed to list "Parks and Recreation Needs Assessment/Strategic Plan" under Commission Comments for discussion at the next meeting.

Commissioner Jeffery said there should be another joint meeting with the City Council on the General Plan after the next community meeting to introduce the draft General Plan to the community. There was general agreement to this suggestion.

It was noted that the Commission retreat/bus tour on Saturday, September 27 will be from 9:00 a.m. to 1:00 p.m. followed by lunch and recap. Commissioner Scheuerman said that the pedestrian realm should be part of the urban design discussion at the retreat.

VIII. ADJOURNMENT - The meeting was adjourned at 9:15 p.m.