

**EMERYVILLE PLANNING COMMISSION
ACTION RECAP
JUNE 22, 2017**

I. CONVENE AND ROLL CALL

The meeting was called to order at 6:30 p.m. by Chair Steven Keller. Commissioners present: Philip Banta, Linda Barrera, Gail Donaldson, Christine Scott Thomson, Lawrence Cardoza and Steven Keller. Commissioner Kang had an excused absence.

II. PUBLIC COMMENT

Vice Mayor John Bauters thanked Buzz Cardoza for his many years of service to the City of Emeryville as one of the longest-standing Planning Commissioners. He also acknowledged Commissioner Donaldson's long-term commitment.

III. ACTION RECAP – May 25, 2017

A motion was made to approve the Action Recap.

Moved:	Cardoza	
Seconded:	Donaldson	
Vote:	Ayes:	Banta, Barrera, Donaldson, Thomson, Cardoza, Keller
	Absent:	Kang

IV. DIRECTOR'S REPORT

Director Bryant reported on recent City Council meetings, noting that, on June 20, the Council had reappointed Commissioner Donaldson and had also appointed Miguel Guerrero to the Commission, who will be sworn in at the next meeting on July 27. Commissioner Cardoza was not reappointed, so tonight will be his last Commission meeting. Director Bryant also noted that the building permit for the 3706 San Pablo Avenue affordable housing project had been issued the day before.

V. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

Commissioner Donaldson said she would be recused from the 6701 Shellmound Residential Project item because she works for a firm that does business with Anton Development, the applicant.

VI. PUBLIC HEARING:

A. Avalon Public Market Signs (SIGN17-009) – Consideration of a Major Sign Permit for Avalon Public Market signs for the residential project currently under construction on "Parcel D" at 6301 Shellmound Street. This project is exempt from environmental review under State CEQA Guidelines Section 15311(a) which applies to placement of on-premises signs; 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 and Major Transit Hub; Zoning District: Planned Unit Development (PUD-2) (Applicant: Ad Art, Steve Peterson) (Owner: AvalonBay Communities, Inc.) (APN: 49-1556-9)

Navarre Oaks, Assistant Planner presented and answered the Commissioner's questions.

Applicant Steve Peterson from Ad Art responded to the Commissioner's questions.

The public hearing was opened; there was no one who wished to speak; the public hearing was closed.

While the Commission raised no concerns with the two proposed canopy signs, or with any of the sign materials or colors, a majority of Commissioners felt that a smaller blade sign would be more appropriate for both the building and the neighborhood, and suggested that the vertical measurement be reduced by about ten feet.

A motion was made to continue the item to a future meeting to allow the applicant to redesign the blade sign.

Moved: Keller
Seconded: Banta
Ayes: Banta, Barrera, Thomson, Cardoza and Keller.
Noes: Donaldson
Absent: Kang

- B. 6701 Shellmound Residential Project (“Nady Site”) Extension Request (UPDR14-003)** – Consideration of a request for a two-year extension of a Conditional Use Permit and Design Review for a 186-unit residential development on a 2.27-acre site located at 6701 Shellmound Street that was approved by the Planning Commission on March 24, 2016. The project includes a Tree Removal Permit for removal of two street trees. CEQA Status: Environmental Impact Report certified by Planning Commission on March 24, 2016. General Plan Land Use Classification: Mixed Use with Residential; Zoning District: Mixed Use with Residential (MUR). (Applicant: Anton Development Company LLC) (Owner: Nady Trust U/D/T)(APN:49-1490-2)

Commissioner Donaldson was recused and left the room

Miroo Desai, Senior Planner, presented and answered Commissioners’ questions.

Applicant Rachel Green, Anton Development, answered Commissioners’ questions.

The public hearing was opened; there was no one who wished to speak; the public hearing was closed.

A motion was made to approve the request to extend the Conditional Use Permit and Design Review for two years, until March 24, 2019.

Moved: Cardoza
Seconded: Banta
Vote: **Ayes:** Banta, Barrera, Thomson, Cardoza, Keller
Recused: Donaldson
Absent: Kang

Commissioner Donaldson rejoined the meeting.

VII. COMMISSIONERS COMMENTS

Commissioner Cardoza said that he has enjoyed working with the Planning Commissioners for the last 11 years. Other Commissioners expressed appreciation for his service.

- VIII. ADJOURNMENT** – The meeting was adjourned at 7.16 p.m.

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, JULY 27, 2017 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608