

**EMERYVILLE PLANNING COMMISSION
ACTION RECAP
AUGUST 24, 2017**

I. CONVENE AND ROLL CALL

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

II. SWEARING IN OF NEW COMMISSIONER MIGUEL GUERRERO

New Commissioner Miguel Guerrero was sworn in by Sheri Hartz, City Clerk.

III. PUBLIC COMMENT – NONE

IV. ACTION RECAP – July 27, 2017

A motion was made to approve the Action Recap.

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

V. DIRECTOR'S REPORT

Director Bryant noted that the City Council does not meet in August. He reported that he, the Mayor, and City Manager would be attending a TransForm award ceremony on Tuesday, September 12 to receive a GreenTRIP Leadership Award for the inclusion of GreenTRIP certification as an option for meeting TDM requirements in the City's Planning Regulations.

VI. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

Commissioner Barrera said that she had communicated with the applicant for the Art.com sign.

VII. PUBLIC HEARINGS

A. Mobilitie Cellular Facilities. Consideration of two Conditional Use Permit and Design Review applications for wireless telecommunications facilities on two existing City street light poles in the public right of way. CEQA Status: These projects are exempt from environmental review under State CEQA Guidelines Section 15301(b) which applies to minor alterations to existing public utility facilities, Section 15303 which applies to construction of small new equipment in small structures, and the "general rule" at Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposals may have a significant effect on the environment. (Applicant: Mobilitie) (Owner: City of Emeryville)

1. Mobilitie @ Powell Street (UPDR16-009) – On the south side of Powell Street adjacent to 5795 Christie Avenue (APN: 49-1515-7-7) (Near the southwest corner of Powell Street and Christie Avenue). General Plan Land Use Classification: Mixed Use with Residential, Regional Retail Overlay, and Major Transit Hub; Zoning District: Mixed Use with Residential, (MUR), Regional Retail Overlay (RR), Pedestrian Priority Overlay (PP), and Transit Hub Overlay (TH)

2. Mobilitie @ Christie Avenue (UPDR17-004) – On the north side of 64th Street adjacent to 6425 Christie Avenue (APN: 49-1491-7) (Near the northeast corner of 64th and Lacoste Streets). General Plan Land Use Classification: Mixed Use with Non-Residential; Zoning District: Mixed Use with Non-Residential (MUN)

Miroo Desai, Senior Planner, presented and responded to Commissioner questions. She noted that she had provided a memo recommending modifications to the Conditions of Approval.

Paul Maddox, Applicant, responded to Commissioner questions.

The public hearing was opened.

Fred Blickle, Avenue 64 resident, 6399 Christie Avenue, said that the proposed antenna on 64th Street is adjacent his bedroom and he is concerned that the additional equipment will obscure his view along with the microwaves which are reported to disrupt sleep and good health. Mr. Blickle asked that the applicant consider moving the cellular facility to another nearby pole.

The public hearing was closed.

A motion was made to continue the item to a future meeting allow the applicant to investigate the viability of other poles further away from residences and to develop better options for screening the equipment on the poles in both locations.

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

- B. 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. CEQA Status: 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) (Continued from June 22, 2017 meeting.)

Navarre Oaks, Assistant Planner, made the staff presentation and responded to Commissioner questions.

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

A motion was made to approve the application.

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

- C.** Art.com Signs (SIGN17-012) – Consideration of a Major Sign Permit to modify the existing “Art.com” high-rise identification signs at 2100 Powell Street by removing the multi-color LED “light pucks” from the existing channel letters and adding white acrylic letter faces to be internally illuminated with new white LED modules. CEQA Status: 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 Non-Residential; Zoning District: Planned Unit Development (PUD-1) (Applicant: Yesco Signs, LLC) (Owner: BRE Powell Property Owner LLC) (APN: 49-1495-9)

Navarre Oaks, Assistant Planner, made the staff presentation and responded to Commissioner questions.

Applicants Nate Buchaklian and Josh DeBord of Yesco Signs, presented and responded to Commissioner questions.

The public hearing was opened

Paul Gerhardt, 6363 Christie Avenue, said he has been a resident at Pacific Park Plaza (PPP) since 1989 said that the initial issues were the changing colors and brightness of the north facing sign which affected a third of the building. Mr. Gerhardt expressed his gratitude for the intervention by Commissioner Kang between the residents of PPP and management of Art.com in resolving reliability problems experienced in 2016. Despite his initial concerns regarding the change of the sign to white and the continued nighttime dimming, he felt encouraged by the applicant’s presentation. He was curious by whom and how much the sign would be dimmed in the evening.

The public hearing was closed.

A motion was made to approve the application.

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

VIII. COMMISSIONERS COMMENTS – NONE

IX. ADJOURNMENT – The meeting was adjourned at 8:20 p.m.

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, SEPTEMBER 28, 2017 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608