



ACTION MINUTES

Planning Commission

Planning Commissioners:

Gail Donaldson	Chair
Linda Barrera	Vice Chair
Miguel Guerrero	Commissioner
Sam Kang	Commissioner
Steven Keller	Commissioner
Christine Scott Thomson	Commissioner
Vacant	Commissioner

REGULAR MEETING

Thursday, March 22, 2018

6:30 PM

Council Chambers

1. CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Chair Gail Donaldson.

2. ROLL CALL

Present: (4) Chair Gail Donaldson
Planning Commissioner Miguel Guerrero
Planning Commissioner Steven Keller
Planning Commissioner Christine Scott Thomson

Absent: (2) Vice Chair Linda Barrera
Planning Commissioner Sam Kang

3. PUBLIC COMMENT

None.

4. APPROVAL OF ACTION MINUTES OF FEBRUARY 22, 2018

A motion was made to approve the Action Minutes.

Moved: Keller
Seconded: Donaldson
Ayes: (3) Keller, Thomson, Donaldson
Noes: (0)
Abstain: (1) Guerrero
Absent: (2) Kang, Barrera

5. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Bryant reported on recent City Council actions. He announced that Day on the Bay would be held at the Marina on Saturday, March 24. He also noted that the Commissioners had received a farewell letter from former Commissioner Phil Banta. His term would have ended on June 30 this year, so the City Council will appoint a replacement in June as part of the regular annual Planning Commission appointment process.

6. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

None.

7. PUBLIC HEARING

- 7.1. Adeline Springs (UPDR17-009)** – Consideration of a Conditional Use Permit and Design Review application to demolish an existing 5,866 square foot building (“U.S. Spring”) and construct a new, five story building that will accommodate 29 rental residential units and 4 to 6 live-work units on a 12, 528 square foot parcel located at 3637 Adeline Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15332, which applies to infill development projects. General Plan Land Use Classification: Mixed Use with Residential and Major Transit Hub; Zoning District: Mixed Use with Residential South (MURS) and Transit Hub Overlay (TH) (Applicant/Owner: RB Adeline LLC, Ali Kashani) (APN: 49-481-15)

Miroo Desai, Senior Planner, presented and responded to Commissioners’ questions.

Ali Kashani, Applicant and Kava Massih, Architect, presented and responded to Commissioners’ questions.

The public hearing was opened.

Nina Rizzo, manager of Green Trip Certifications at Transform, said that the project had been awarded Green Trip Certification and urged the Commission to approve it.

The public hearing was closed.

A motion was made to approve the application with two changes to the conditions of approval: (1) Three vehicular parking spaces shall be electrical vehicle charging stations and (2) A street light for bonus points shall be added on West MacArthur Boulevard if it can be done within the bonus point budget.

Moved: Guerrero
Seconded: Thomson
Ayes: (4) Guerrero, Keller, Thomson, Donaldson
Noes: (0)
Abstain: (0)
Absent: (2) Kang, Barrera

- 7.2. Ocean View townhomes (UPDR16-004)** – Consideration of a Conditional Use Permit and Design Review Permit to demolish an existing single-family home and replace it with a three-unit residential building at 1270 Ocean Avenue. The project involves removal of two street trees on Ocean Avenue. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15303(b), which applies to new construction or conversion of apartments, duplexes and similar structures designed for not more than six dwelling unit; 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: Medium Density Residential; Zoning District: Medium Density Residential (RM) and North Hollis District Overlay (NH) (Applicant: Indigo Design Group) (Owner: Farshid Vahedian) (APN: 49-1469-10)

This item was continued to a future meeting

- 7.3. Sprint Antennas on Water Tower (DR18-002)** – Consideration of a Design Review Permit to replace existing cell phone antennas and equipment on the water tower located at 1255 Powell Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15303, which applies to construction of small new equipment; Section 15311, which applies to accessory structures; 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; Zoning District: Mixed Use with Residential (MUR) (Applicant: Natalia Jepsen, MD7 LLC o/b/o Sprint) (Owner: Watertower Associates, LLC) (APN: 49-1315-1)

Navarre Oaks, Assistant Planner, presented and responded to Commissioner’s questions.

Natalia Jepsen, Applicant, presented and responded to Commissioner’s 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: Thomson
Seconded: Guerrero
Ayes: (4) Guerrero, Keller, Thomson, Donaldson
Noes: (0)
Abstain: (0)
Absent: (2) Kang, Barrera

There was a break from 8:12 to 8:19 p.m.

8. STUDY SESSION

- 8.1. AT&T Small Wireless Facility (UPDR18-001)** – A study session to provide comments on a proposed small cell wireless facility on an existing street light pole located in the public right-of-way adjacent to 1411 Powell Street (APN: 49-1318-1-2), near the southeast corner of Powell and Peladeau Streets. CEQA Status: To be determined. General Plan Land Use Classification: Mixed Use with Residential and Major Transit Hub; Zoning District: Mixed Use with Residential (MUR), North Hollis District Overlay (NH), and Transit Hub Overlay (TH) (Applicant/Owner: New Cingular Wireless PCS, LLC (AT&T Mobility)) (Property Owner: City of Emeryville)

Miroo Desai, Senior Planner, presented and responded to Commissioners’ questions.

Matthew Yergovich, Vinculums, Applicant, presented and responded to Commissioners’ questions. He said that he is a telecommunications developer working on behalf of AT&T to develop this small cell facility. The applicant had provided the Commission three alternatives to consider: a slimmer antenna without a shroud; placement of the radio unit behind an existing traffic sign mounted on the street light pole; and painting of the antenna shroud and radio units a yellow color that matched the public art on the City’s utility boxes.

The public comment was opened. There was no one wishing to speak. The public comment was closed.

There was some discussion on the possibility of putting public art and getting input from the Public Art Committee. However, the Commission generally felt that the small cell antenna should be as unobtrusive as possible by covering it with a shroud painted to match the street light pole, and that the equipment should be hidden behind the existing sign as much as possible.

9. PLANNING COMMISSIONERS COMMENTS

None.

10. ADJOURNMENT

The meeting was adjourned at 8:55 p.m.

THE NEXT SCHEDULED REGULAR MEETING WILL BE HELD ON THURSDAY, APRIL 26, 2018, AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.