

**EMERYVILLE CITY PLANNING COMMISSION
ACTION RECAP
REGULAR MEETING
MAY 28, 2009**

I. CONVENE, ROLL CALL, AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 6:30 p.m. by Vice Chair Hoff. Commissioners present: Arthur Hoff, Lawrence Cardoza, Patricia Jeffery, and John Scheuerman. Excused absences: Frank Flores, James Martin and Gail Donaldson.

II. PUBLIC COMMENT – None

III. ACTION RECAP(s) - April 23, 2009 Regular meeting and Special Meeting of April 23, 2009

Commissioner Jeffery made a motion to approve both Action Recaps and the motion was seconded by Commissioner Scheuerman. Both recaps were approved without exception.

IV. DIRECTOR'S REPORT

Director Bryant reported on recent City Council actions. There were no planning related items on the May 5 Council agenda. On May 19, the Council considered the appeal of Elevation 22 residents of the Planning Commission's January 22 approval of the Emery Station Greenway project and approved the project with modified conditions regarding noise and light attenuation. The Redevelopment Agency also approved an Owner Participation Agreement under which the Agency will provide funding for noise baffling for Emery Station Greenway and Wareham will spend a like amount on noise baffling on the roof of the adjacent Emery Station East building. The Council approved a contract with MIG for the Parks and Recreation Strategic Plan. The Council discussed and gave direction to staff on proposed changes to the Urban Forestry Ordinance. Among other things, the Council directed that the ordinance be amended so that, in the future, all tree removal permits will be considered by the Planning Commission.

The Draft Environmental Impact Report (EIR) for the draft General Plan was published Friday, May 15 for a 45-day public comment period that ends on Tuesday, June 30. The Commission will hold a public hearing at the next meeting on Thursday, June 25. The Steering Committee will hold a meeting on June 9 for a last look at the draft General Plan, and to forward it to the Commission and City Council for consideration. The Final EIR will be prepared in July. The new General Plan is expected to come before the Commission for consideration in August, and to the City Council for adoption in September. Meanwhile, work is continuing on the Zoning Ordinance update. The first module will be reviewed by the Steering Committee at their July 28 meeting. The Housing Element is also moving ahead and is scheduled to be adopted by the City Council on June 16, in time to meet the State's June 30 deadline.

Director Bryant reported that he, Commissioner Jeffery, and General Plan Update Project Manager Deborah Diamond attended the American Planning Association National Planning Conference in Minneapolis April 25-29. A description of the conference is in the Planning and Building Department's April progress report.

V. STUDY SESSIONS

- A. Emeryville Center of Community Life** – Review of master plan prepared by Field Paoli for a proposed joint City-School District facility to serve educational, community services, arts and recreation programs on a 7.6 acre site at the current location of the Emery Secondary School on the west side of San Pablo Avenue between 47th and 53rd Streets. The master plan will serve as the basis for the future design of the facility. CEQA Status: Initial Study to be prepared by Emery Unified School District as lead agency. General Plan Designation: School; Zoning: Public Use (P-U). (Applicant: Emery Unified School District/City of Emeryville) (Owner: Emery Unified School District) (APN: 13-1182-5-3, -8-4, and 23-4; 49-1181-1; 49-1182-15-8)

Senior Planner, Miroo Desai, made the staff presentation.

Roy Miller from the school district, provided additional slides and comments regarding the proposed project.

The Commissioners expressed concerns regarding the usage of the library, café, and recreation area, and how to solve the conflict with the sharing of these facilities. There were concerns also expressed regarding security.

Commissioner Hoff asked if the K-6 children would be kept separate from the 7-12 grades and if there would be different hours for the usage of the pool and lunch periods. He said the design of the project is great and wished the site was 25% larger.

Melinda Chinn, Community Services Director, said the swimming and sharing of food services is working well together now.

Commissioner Jeffery said she is excited about the project and thinks the challenges can be dealt with. There are concerns with parking. She would like to see the parking spaces reduced. Also the drop-off area is too close to the corner. Maybe the street should be designated as a one-way street at 47th. There are also concerns with pedestrians crossing the street safely.

Commissioner Scheuerman agreed with Commissioner Jeffery.

Daniel MacWilliams, resident of 55 Emery Bay Drive, said he opposes the current plan, and the consolidation of services. Also he opposes the location for the children's drop-off and pick-up area. He expressed concerns about traffic, parking, noise, air pollution, and an unwise use of public money.

VI. PUBLIC HEARINGS

- A. **Green Building and Bay-Friendly Landscaping Ordinance** – Consideration of an Ordinance adding Chapter 18 to Title 8 of the Emeryville Municipal Code entitled "Green Building and Bay-Friendly Landscaping." The ordinance will require City projects and Public-Private Partnership projects over defined thresholds to meet specific green building and sustainable landscaping standards. CEQA Status: This project is exempt from environmental review under the "General Rule" provisions at Section 15061(b)(3) of the State CEQA Guidelines because it can be seen with certainty that there is no possibility that the proposed ordinance may have a significant effect on the environment and Section 15378(b)(2), which applies to general policy and procedure making.

This item was continued to a future meeting.

VII. COMMISSIONERS COMMENTS

Commissioner Jeffery said the trees on Park Avenue have been posted for removal on June 15, and asked the status of the street improvement project. Staff was asked to report back on this.

- VIII. **ADJOURNMENT** – The meeting was adjourned at 7:27 p.m.

