

**EMERYVILLE CITY PLANNING COMMISSION  
ACTION RECAP  
July 23, 2015**

**I. CONVENE AND ROLL CALL**

Charles Bryant, Community Development Director, called the meeting to order at 6:33 p.m. He stated that since there was no Chair or Vice Chair present, he would preside until the new officers were elected. Commissioners present: Steven Keller, Brad Gunkel, Lawrence Cardoza, Gail Donaldson, John Bauters and Sam Kang. Sean Moss had an excused absence.

**II. SWEARING IN OF NEW COMMISSIONERS AND RECOGNITION OF OUTGOING COMMISSIONERS.**

City Clerk, Karen Hemphill, performed the swearing in ceremony of the two new Commissioners, Sam Kang and John Bauters.

Director Bryant read the Resolutions, which were written with the input of the Planning Commissioners, to outgoing Commissioners, Kairee Tann and Vanessa Kuemmerle. They were presented the Resolutions and expressed thanks to the Commissioners, and said they would miss serving on the Commission and it had been a pleasurable experience.

**III. ELECTION OF OFFICERS**

Commissioner Cardoza nominated Brad Gunkel for Chair and Gail Donaldson for Vice Chair.

There was no second, the motion failed.

Commissioner Bauters nominated Brad Gunkel for Chair and Steven Keller, Vice Chair. The motion was seconded by Commissioner Donaldson and approved by acclamation. Chair Gunkel presided for the remainder of the meeting.

**IV. PUBLIC COMMENT - None**

**V. ACTION RECAP – June 25, 2015**

A motion was made by Commissioner Cardoza and seconded by Commissioner Donaldson to approve the June 25 Action Recap. However, there were not enough Commissioners present who had attended the June 25 meeting to approve the Action Recap so it was continued to the next meeting.

**VI. DIRECTOR'S REPORT**

Director Bryant reported on recent City Council actions at their July 21 meeting. The Council considered, and declined to approve, a proposed Development Agreement for the Marketplace Project, expressing a desire for more affordable units in the project. The Council also took no action on the proposed vacation of Shellmound Street related to its relocation as part of the Marketplace project. Director Bryant also announced that the grading permit for remediation of the "Mound" site had been issued the previous day, which is the first step in construction of EmeryStation West/Transit Center project.

## VII. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

Commissioner Keller stated that he would be recused on the Marketplace Redevelopment Project Parcel “C” item due to a possible conflict of interest.

Commissioner Kang said he met with the applicants regarding both Items A and B.

## VIII. PUBLIC HEARINGS

- A. **Temporary Mural Scrim for Marketplace Redevelopment Project, “Parcel C” (DR15-011)** – Consideration of a Major Design Review permit for a temporary mural scrim to be mounted on brackets on the north and west facades of the grocery store building on “Parcel C” of the Marketplace Redevelopment Project as required by the conditions of approval of FDP13-001 that was approved by the Planning Commission on May 28, 2015. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15303 which applies to construction of small new 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 and Major Transit Hub; Zoning District: Planned Unit Development (PUD-2) (Applicant/Owner: AG-CCRP Public Market L.P.) (APNs: 49-1556-1; -2; and -3).

Commissioner Keller was recused due to a possible conflict of interest.

Senior Planner, Miroo Desai, made the staff presentation, with staff’s recommendation for approval subject to the conditions of approval, including additional modifications to the conditions proposed by staff.

Mark Stefan, applicant, spoke briefly and stated it is their intention to get this project completed as quickly as possible.

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

A motion was made to approve the Temporary Mural Scrim (DR15-011), including the additional modifications to the conditions proposed by staff.

**Moved:** Kang  
**Seconded:** Donaldson  
**Vote:** Ayes: Kang, Bauters, Donaldson, Gunkel, Cardoza

- B. **Marketplace Redevelopment Project, “Shellmound Site” (FDP14-002)** – Consideration of a Final Development Plan (FDP) for “Parcel A” (“Shellmound Site”) of the Marketplace Redevelopment Project Planned Unit Development (PUD04-12) that was approved by the City Council on August 5, 2008. The project includes approximately 167 rental apartment units, 14,000 square feet of retail space, and 223 parking spaces. The northern portion of the building is seven stories, reaching a height of 80 feet, and the southern portion is four stories at a height of 50 feet. The site is approximately 2.02 acres north of the Hyatt House Hotel and west of the Union Pacific railroad line. The residential unit mix includes studios 29 (17.4 %), 52 one-bedroom units (31.1%), 69 family-friendly two-bedroom units 41.3%) and 17 family-friendly three-bedroom units (10.2%). CEQA

Status: Environmental Impact Report for Marketplace Redevelopment Project PUD certified by the City Council on January 15, 2008. General Plan Land Use Classification: Mixed Use with Residential and Major Transit Hub; Zoning District: Planned Unit Development (PUD-2) (Applicant: AvalonBay Communities, Inc.)(Owner: AG-CCRP Public Market L.P.) (APN: 49-1556-3)

Commissioner Keller was recused due to a possible conflict of interest.

Senior Planner, Miroo Desai, made the staff presentation, with staff's recommendation for approval, according to the conditions of approval with additional edits by the City Attorney Michael Guina.

Arnold Mammarella, design consultant for the City, explained how the project conformed to the Family Friendly Design Guidelines and noted further work that is needed on some units.

Tom Cox, architect for the applicant, made a presentation.

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

The Commission discussed additional conditions of approval, including adding adult amenities in courtyards such as movie screens, improving the unit designs for both units B1.1 and B1.2, that the Shellmound Street crosswalk have lighted warning devices consistent with the proposed Safe Routes to Schools treatment on San Pablo Avenue, and correcting references to the traffic report.

A motion was made to approve the project with these additional conditions of approval and including the edits by the City Attorney.

**Moved:** Keller  
**Seconded:** Cardoza  
**Vote:** Ayes: Keller, Cardoza, Bauters, Kang, Donaldson, Gunkel

**IX. COMMISSIONERS COMMENTS**

The Commissioners welcomed the new members, John Bauters and Sam Kang.

**X. ADJOURNMENT – 9:20 p.m.**

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, AUGUST 27, 2015 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL 1333 PARK AVENUE, EMERYVILLE, CA 94608.**