

**EMERYVILLE CITY PLANNING COMMISSION  
ACTION RECAP  
May 26, 2016**

**I. CONVENE AND ROLL CALL**

The meeting was called to order at 6:30 p.m. by Chair Brad Gunkel. Commissioners present: Steven Keller, Lawrence Cardoza, Gail Donaldson, John Bauters and Philip Banta. Commissioner Sam Kang had an excused absence.

**II. PUBLIC COMMENT - None**

**III. ACTION RECAP – April 28, 2016**

Commissioner Bauters moved approval of the Action Recap and Commissioner Keller seconded the motion. The motion was approved without exception.

**IV. DIRECTOR'S REPORT**

Director Bryant reported on recent City Council actions. He also reported that the Governor has proposed a "trailer bill" in his May revise of the state budget that would require cities to allow housing developments by right if they provide affordable units. Cities would have no discretionary approval over such projects and there would be no public input or CEQA review. A letter of opposition is being drafted for the Mayor's signature.

**V. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS**

All of the Commissioners present said they had spoken with the applicant of the Stanford Health Center project.

**VI. PUBLIC HEARING**

- A. Stanford Health Center (DR15-020) Phase I** – Consideration of Phase I of a Design Review permit for exterior changes to the EmeryStation Greenway building at 5800 Hollis Street, including modifications to both private property and the public right-of-way: a canopy over the sidewalk, the removal of two street trees, and new building signage for medical offices. (Phase II, to be considered by the Commission at a future meeting, includes a valet parking area along Hollis Street and signage in the public right-of-way.) CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301, which applies to modifications to existing facilities; 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: Office/Technology and Major Transit Hub; Zoning District: Office/Technology (OT), North Hollis Overlay Zone (N-H), and Transit Hub Overlay Zone (TH) (Applicant: Adam Books, Hensel Phelps) (Owner: EmeryStation Triangle, LLC) APN: 49-1328-3-2)

Assistant Planner, Sara Billing, presented the staff report with staff's recommendation for approval.

The applicant spoke briefly.

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

Following discussion, the Commission agreed on a modification to Condition VII.C.6 on page 17 that illuminated signs should be turned off when the use is not open to the public.

Director Bryant recommended a modification to Condition VII.C.3 on page 16 that the applicant should maintain the canopy and all canopy lights and keep them clean.

A motion was made to approve the project with the above modifications to the conditions.

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

## VII. STUDY SESSION

- A. Marketplace Redevelopment Project, “Parcel B” (Garage Building) (FDP15-001)** – A study session to review a proposed Final Development Plan (FDP) for “Parcel B” of the Marketplace Redevelopment Project Planned Unit Development (PUD04-12) that was approved by the City Council on August 5, 2008. The project consists of a four-story building with approximately 23,000 square feet of ground floor retail space and structured parking on three levels accommodating 300 parking spaces. In addition, there is a stand-alone one story, 3,000 square foot commercial pavilion with a plaza between the garage building and the pavilion. There is also a second plaza at the north end. CEQA Status: Environmental Impact Report for Marketplace Redevelopment Project PUD certified by City Council on January 15, 2008; no subsequent EIR is required to be prepared pursuant to CEQA Guidelines Section 15162. 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: 49-1556-2 and -3).

Miroo Desai, Senior Planner, made the staff presentation.

The applicant, Mark Stephan, explained the changes that had been made to the design. Architect Eron Ashley also spoke regarding the changes.

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

The Commission generally liked the proposal and made a few comments regarding relocation of bicycle parking to a more visible location; improving functionality of valet parking and trash pick-up; and ensuring that screening on the stair allowed visibility on both sides. The Commission liked the idea of using public art on the east and north elevations and expressed a preference for public art more innovative than a mural. The applicant stated that they hoped to hold a competition for selection of the artist. Staff clarified that, per the Marketplace Development Agreement, the Public Art Committee would hold three public meetings to review the Marketplace Public Art Master Plan.

**VIII. COMMISSIONERS COMMENTS**

Commissioner Bauters said he would not be in attendance for the June 23<sup>rd</sup> meeting. He also reported that the Board of Appeals hearing panel had reached a decision on the 1264 Ocean Avenue property, and that he had signed the recommendation earlier that day. Staff was requested to poll the members to identify a meeting date for the full Board of Appeals to consider the recommendation.

**IX. ADJOURNMENT** – The meeting was adjourned at 8:30 p.m.

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, JUNE 23, 2016 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL 1333 PARK AVENUE, EMERYVILLE, CA 94608.**