

**EMERYVILLE CITY PLANNING COMMISSION
ACTION RECAP**

THURSDAY, JUNE 28, 2007

I. CONVENE, ROLL CALL, AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 6:30 p.m. by Chair Jim Martin. Commissioners present: Arthur Hoff, Patricia Jeffery, James Martin, Gail Donaldson, Frank Flores and Lawrence Cardoza. Paul Germain, excused absence.

II. CITIZENS TO BE HEARD

None

III. ACTION RECAP – May 24, 2007

After corrections by Commissioner Martin, Commissioner Jeffery moved approval, and Commissioner Donaldson seconded the motion. The Action Recap was approved without exception.

IV. DIRECTORS REPORT

Director Bryant congratulated Commissioners Martin and Jeffery on their reappointment. He noted that Commissioner Germain decided not to seek reappointment, and the City Council will make an appointment to fill the vacancy on July 17 in time for the July 26 Commission meeting. Tonight would have been Commissioner Germain's last meeting after 20+ years. He suggested that the Commission plan a "roast" for him at a future meeting, and the Commission agreed. He also reminded the Commission that another Commissioner will need to be appointed by the City Council to replace Commissioner Germain on the General Plan Update Steering Committee.

Director Bryant then reported on recent City Council actions. At their June 5 meeting, the Council held study sessions on the Affordable Housing Set Aside Ordinance, and on the Disabled Transportation Needs Assessment Report. They also passed a motion to appeal the Commission's decision on Doyle-Hollis Park, and passed the ordinance on Planning Commission compensation.

On June 19, the Council heard an informational report on "Priority Development Areas" and concurred in staff's recommendation to wait until next year to apply. They heard a protest of the Traffic Impact Fees for Furniture Oasis and voted to waive fees. The project was approved by the Commission in April 2006, at which time the Commission voted to recommend to the Council that the fee be waived or reduced. The Council heard an appeal of the Commission's April 26, 2007 decision on Peet's, and approved a compromise between Peet's and the Artist Coop to allow public parking in the northern five spaces on Holden Street, and to allow Peet's to park in the path easement area until it is needed by the City. They appointed two Emery Secondary students as non-voting members of the General Plan Update Steering Committee. The Preservation Ordinances, which were discussed by the Commission in March, were on the agenda, but were put over to the July 17 Council meeting due to the lateness of the hour.

The General Plan Update Steering Committee met on Tuesday, June 26, and heard a report from MIG on the results of the April workshops. The committee will hold a special meeting on a Saturday in July, probably the 14th or 21st, for a bus tour of the "change areas". Through the summer, the committee will be deliberating on a "preferred plan", with the help of MIG and Dyett & Bhatia. Then there will be a joint Planning Commission-City Council meeting to present and discuss the plan. Meanwhile, Dyett & Bhatia will start work on the Zoning Ordinance, design guidelines, and Environmental Impact Report.

Director Bryant then reported back on several Commission requests from the previous meeting:

At the Glashaus project, the trees on Hollis Street are being protected except for one to be removed for a driveway. The trees on 65th Street were removed in accordance with the approved plans, and will be replaced. A replacement value fee of approximately \$30,000 will be paid, per the requirements of the Urban Forestry Ordinance.

No landscaping on the east side of Bay Street is shown on the PUD plans approved by the Planning Commission and City Council. Crushed gravel is shown in that area on the building permit plans; this conformed to the Commission and Council approved plans, and so was approved. There may be ramps for the pedestrian/bicycle bridge in that area in the future, and staff will investigate the possibility of landscaping in conjunction with that project.

Regarding unhealthy, missing, and dead trees on Overland Avenue and 65th Street, the Acting Public Works Director also noticed that. He will send a letter to The Courtyards and Emery Tech telling them to maintain the trees and replace any dead ones.

Plans for the improvement of the East BayBridge shopping center have been prepared by Sudhish Mohindroo under the auspices of the Community Preservation Committee, and will be formally presented to the City Council on July 17. Staff plans to follow that with a study session at the Commission on July 26. The plans include ideas for enhancing the existing center, including new and improved landscaping. Staff is first trying the "friendly persuasion" approach. If that doesn't work, we will take an enforcement path.

The Acting Public Works Director is aware of the problem of missing trees at the 61st Street Mini Park, and it has been discussed at the Public Works Committee. They have been replaced several times and are constantly vandalized. Staff proposes to install either concrete or ground cover in the tree wells. There are other trees on the streets surrounding the park. He had not heard about any problems with the plantings along the fence, and will look into that.

IV. PUBLIC HEARINGS

- A. **Vue 46 Temporary Banner Signs, 1001 46th Street (SA07-10)** - Major Sign Permit application to display two temporary project advertising banners at a new residential development. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15311(a), which applies to construction or placement of minor structures including on-premises signs. General Plan Designation: Medium Density Residential (M); Zoning District: Medium Density Residential (R-M). (Applicant/Owner: 46th Street Lofts Property LLC) (APN 49-1172-3)

Planning Technician, Susan Summerford, presented the staff report.

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

Applicant, Jan Newbegin, representing the owners, made a brief presentation and requested a change to the size of the signs originally requested. They are now requesting much larger signs.

Commissioner Jeffery recommended this item be continued to the next meeting due to the late changes in the applicant's submittals.

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

Commissioner Martin said when he first read through the staff report, he thought the signs were too small. He suggested putting up a 4x8' sign and continuing this item to the next meeting.

Planning Director, Charles Bryant, suggested the Commission approve the project as originally requested tonight, and they can come back for modifications because they can not put anything up without approval.

Commissioner Hoff said he recommends approval of two of the new signs out of the three for a period of six months. He stated that they have waited a long time to get these units sold.

Commissioner Jeffery said she was upset about getting this additional information at the last minute. However, she said she would approve the signs on Adeline Street, but not on Linden.

Motion: To approve the display of two temporary advertising banners on the north and south faces of the building, but not the one facing Adeline Street.

Moved: Hoff
Seconded: Cardoza
Vote: Ayes: Hoff, Jeffery, Martin, Donaldson, Cardoza
Recused: Flores
Absent: Germain

- B. Avenue 64 Pole Signs, 6399 Christie Avenue (SA07-11)** - Major Sign Permit application to install permanent pole signs identifying new rental residential development. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15311(a), which applies to construction or placement of minor structures including on-premises signs. General Plan Designation and Zoning District: Mixed Use (M-U). (Applicant: Scott Architectural Graphics; Owner: BRE Properties, Inc.) (APN 49-1492-4)

Planning Technician, Susan Summerford, presented the staff report.

Applicant, Raymond St. Francis, of Scott Architectural Graphics of Santa Rosa, and John Stevens of BRE Properties, made a brief presentation.

John Wayland of BRE Properties, made brief comments regarding the banner sign. He also clarified the dimensions of the signs that they are requesting. He said they need a sign larger than 18' x 18'. The 30' x 10' currently displayed is too small. They are requesting something much larger.

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

Planning Director Bryant suggested the signs should be 25' x 26' as a compromise.

Commissioner Hoff agreed with staff's suggestion for permanent pole signs.

Commissioner Donaldson said a 36' x 37' banner sign is much too big. She believes smaller signs will work better, the other Commissioners concurred.

Commissioner Jeffery asked if the applicant could come back to report on what is working and what is not.

Motion: To approve the request to install permanent pole signs with a condition that they be changed no more frequently than every 6 months and that any such changes be reviewed and approved by the Planning Director; and a temporary banner sign of 25' x 26'.

Moved: Jeffery
Seconded: Cardoza
Vote: Ayes: Flores, Hoff, Jeffery, Martin, Donaldson, Cardoza
Absent: Germain

V. STUDY SESSIONS

- A. **“Big-4” Traffic Study** - Study Session to discuss analysis of cumulative traffic impacts of four proposed major development projects: South Bayfront Site B Mixed Used project, Marketplace Redevelopment project, BRE Gateway project, and the Transit Center project. The City commissioned Fehr and Peers to conduct a quantitative analysis of the cumulative impacts and Kimley-Horn and Associates to conduct a qualitative analysis including various innovative (“out of the box”) circulation enhancements. Results of both analyses will be presented for information and discussion.

Planning Director, Charles Bryant made a PowerPoint presentation. Director Bryant stated that Maurice Kaufman in the Public Works Department, Senior Planner, Miroo Desai, and consultants Rob Rees of Fehr and Peers, and Steve Chan of Kimley-Horn, contributed to the presentation.

Rob Rees of Fehr and Peers and Steve Chan of Kimley-Horn responded to Commissioners questions.

Wendy Silvani of the Emery Go Round, spoke briefly and said people will use public transit, if provided.

The Commission was generally supportive of the Fehr and Peers’ recommendations, especially those for the Powell and Christie area, but was concerned about the implications of the suggested improvements on pedestrians, bicyclists and public transit. They felt that the Alternative Transportation Study that is being commissioned by the City should include an analysis of the Big 4 traffic study recommendations on pedestrians, bicyclists and public transit. Regarding the “out-of-the-box” ideas and the one-way Shellmound/Christie loop in particular, there was no consensus among the Commissioners, and both support and concern were expressed. The Commission emphasized the need for a quick preliminary analysis of the impacts of the Big-4 study recommendations on pedestrians, bicyclists and public transit, before the Big- 4 projects come before them for review and recommendation.

VII. COMMISSIONERS COMMENTS

Commissioner Donaldson said she is frustrated with being presented with last minute project information.

Commissioner Jeffery said she does not want to even look at any last minute changes to project requests when they are presented at the meetings. She also stated that the sidewalk is ripped up on Halleck Street and questioned who is responsible for replacing it. She wanted to know the status of PG&E’s and EBMUD’s improvements in the Park Avenue District. She said she would check with Acting Public Works Director, Maurice Kaufman. She also requested a status report on a comparison of Emeryville’s impact fees with those of other cities.

Commissioner Martin wanted to know when the Marketplace project would be coming to the Commission. Senior Planner Desai said it would be in September. He also asked whether the Triangle traffic calming measures would come to the Commission for review. Director Bryant said they have already been approved by the City Council, and he has tried to keep the Commission abreast of the situation through his Director’s Reports and Progress Reports.

VIII. ADJOURNMENT – The meeting was adjourned at 9:45 p.m.

