

EMERYVILLE CITY PLANNING COMMISSION

ACTION RECAP

APRIL 24, 2008

I. CONVENE, ROLL CALL, AND PLEDGE OF ALLEGIANCE

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

II. PUBLIC COMMENT- None

III. ACTION RECAP – March 27, 2008

After corrections from Commissioner Donaldson, a motion to approve the Action Recap was made by Commissioner Flores and seconded by Commissioner Donaldson. The Action Recap was approved without objection, with Commissioner Baranco abstaining.

IV. DIRECTOR'S REPORT

Director Bryant reported on recent actions of the City Council. On April 1, the Council held a study session on the Papermill Project, and indicated that the brick wall on Powell Street should be eliminated to allow for a wider sidewalk and activated street frontage. They were divided on the design of parking on Stanford Avenue, but agreed that it should not be moved to the south side. Other issues included more three-bedroom units, rearranging large units to be around the courtyards, more "green" elements in the design, more child amenities in the park, secure bike parking, and questions on Transportation Demand Management. Archstone is now redesigning the project in response to Council direction.

On April 15, the Redevelopment Agency considered a report on the benefits of new development in terms of revenues, jobs, and affordable housing, and decided to bring it back as a study session at a future meeting. The Agency also heard a status report on the South Bayfront pedestrian/bicycle bridge and selected the single-arch design with the S-curve bridge deck. The City Council approved a contract with Field Paoli for design of the Center of Community Life, and approved a resolution to underground utilities on Park Avenue west of Hollis Street as a precursor to the pending street improvements. Director Bryant responded to questions from the Commission about the status of the Park Avenue District improvements and the cleanup of the triangle parcel at Sherwin and Halleck Streets.

The General Plan Update Steering Committee met on Tuesday, April 22, and discussed how to expedite completion of the General Plan. They decided to allow Dyett and Bhatia several months to work on the first few elements, and not to have any committee meetings until July. The goal is to complete the draft plan by October. The Steering Committee also had a discussion about urban design factors.

The next regular quarterly meeting of the Park Avenue District Advisory Committee will be on Wednesday, May 14 at 6:00 p.m. in the Garden Level.

A. Quarterly Update on East BayBridge Center

Prologis has completed a preliminary landscape design and cost estimate. Maria (the day-to-day property manager) needs to present them to Greg Moore (the asset manager). Once she has done that she will present the full plan and cost estimate to the City.

V. PUBLIC HEARINGS

- A. **Marketplace Redevelopment Project (PUD04-02)** – Consideration of a “Planned Unit Development – Mixed Use” zoning designation for the Marketplace site and a Preliminary Development Plan for the Marketplace Redevelopment Project that will involve a phased development consisting of 674 multi-family residential units, 180,000 square feet of retail, and 120,000 square feet of office, including parking garages, infrastructure and landscaping improvements. The proposal also includes a General Plan Amendment to increase the Floor Area Ratio from 1.5 and 2.0 to 5.0, and rescinding the existing Master Use Permit for the property. CEQA Status: An Environmental Impact Report was prepared for the project and certified by the Emeryville City Council on January 15, 2008. General Plan Designation: Mixed Use (M-U); Zoning Classification: current: Mixed Use (M-U), proposed: Planned Unit Development-Mixed Use (PUD – Mixed Use); (Applicant: TMG Partners; Owners: Marketplace Mortgage, LLC and Rockwood Christie, LLC) (APN: 49-1492-6-1; 49-1492-8; 1492-10-2; 49-1492-11; 49-1493-1; 49-1493-9-2; 49-1493-9-3; 49-1493-10-2; 49-1493-10-3; 49-1493-13; 49-1493-14; 49-1493-15)

Senior Planner, Miroo Desai, made the staff presentation.

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

Denise Pinkston, partner with TMG, spoke expressing her appreciation to the neighbors for their input regarding this project and said they have a better project now than when they originally started. They are requesting flexibility in building this project. She requested some changes to the conditions and made a presentation.

Jeffery Heller, architect, and David Gates, Landscape architect, made brief presentations.

The public hearing was opened.

John Scheuerman, resident at Pacific Park Plaza, said he is glad to see the project move forward. He expressed his appreciation to the applicants for meeting with the neighbors. He suggested they create a linear park, along Christie Avenue. The connection with the transit system needs further exploration.

Ted Dang of Tomorrow Development Company said they are neighbors to this proposed project and they have never been contacted for their opinion regarding this project. He is concerned with the density of the project and said the applicant should pay for improvements. He also expressed concern with the impact on Christie Avenue Park. He stated that TMG's plan to move the park and put a restaurant in front of their buildings is unacceptable.

Joe Cohen a resident at 6363 Christie Avenue said he is concerned with a blanket approval for this project.

Kris Owens a resident of Pacific Park Plaza addressed the Tomorrow Development site. She does not think the approval still stands for this company. She is not pleased with Mr. Dang's desire to stop the progress of this development. She feels this is a project with a nice mix and should move forward.

The public hearing was closed.

Commissioner Hoff said in view of the fact that the applicant requested ultimate flexibility in building this project because of the instability of the real estate market, he wanted to know if they would agree to having their project consist of 50% office/retail and 50% residential.

Commissioner Martin expressed concern with the park and said he would prefer the park be completed in Phase I of the project. He also stated there were other concerns such as soil contamination, massing, tower location, and easement issues.

Commissioner Jeffery wanted to know if there would be a land use change since there is no commercial proposed on 64th and Christie.

There was a break at 8:43 p.m.

When the meeting reconvened the Commissioners unanimously agreed to request the applicant work with staff and return at a later meeting after having developed suggested conditions of approval regarding mix of uses and moving the park to Phase I.

- B. 2009 Draft Housing Element -** Consideration of 2009 Draft Housing Element of the Emeryville General Plan. CEQA Status: The Draft Housing Element is exempt from environmental review Under State CEQA Guidelines Section 15061(b)(3), the General Rule, because it can be seen with certainty that there is no possibility that it may have a significant effect on the environment.

Amy Heistand, Project Coordinator in the Economic Development Department and Deborah Diamond, General Plan Project Manager made the presentation.

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

The Commission agreed by consensus to forward the 2009 Draft Housing Element to the City Council with a recommendation for approval.

- B. Affordable Housing Set Aside Ordinance –** Consideration of amendments to Article 62 of Title 9 of the Emeryville Municipal Code, “Affordable Housing Set-Aside Program”. CEQA Status: This ordinance is exempt from environmental review under State CEQA Guidelines Section 15061(b)(3), the General Rule, because it can be seen with certainty that there is no possibility that it may have a significant effect on the environment.

Project Coordinator, Amy Heistand, made the staff presentation.

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

The Commission wanted to know if the City is falling short for rentals in low and very low income housing.

Ms. Heistand stated we meet the state’s requirements for this type of housing.

Motion: To approve the amendments to the Affordable Housing Set Aside Ordinance.

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

VI. COMMISSIONERS COMMENTS - None

VII. ADJOURNMENT – The meeting was adjourned at 10:58 p.m.

