



ACTION MINUTES

Planning Commission

Planning Commissioners:

Gail Donaldson	Chair
Linda Barrera	Vice Chair
Philip Banta	Commissioner
D. Miguel Guerrero	Commissioner
Sam Kang	Commissioner
Steven Keller	Commissioner
Christine Scott Thomson	Commissioner

REGULAR MEETING

Thursday, January 25, 2018

6:30 PM

Council Chambers

1. CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Chair Gail Donaldson.

2. ROLL CALL

Present: (6) Chair Gail Donaldson
Vice Chair Linda Barrera
Planning Commissioner Philip Banta
Planning Commissioner D. Miguel Guerrero
Planning Commissioner Sam Kang
Planning Commissioner Steven Keller

Absent: (1) Planning Commissioner Christine Scott Thomson

3. PUBLIC COMMENT

- None.

4. APPROVAL OF ACTION MINUTES

4.1. Regular Meeting of December 14, 2017

A motion was made to approve the Action Minutes.

Moved: Keller

Seconded: Barrera

Ayes: (6) Banta, Guerrero, Kang, Keller, Barrera, Donaldson

Noes: (0)

Abstain: (0)

Absent: (1) Thomson

4.2. Special Meeting of December 20, 2017

A motion was made to approve the Action Minutes.

Moved: Barrera

Seconded: Banta

Ayes: (4) Banta, Keller, Barrera, Donaldson

Noes: (0)

Abstain: (2) Guerrero, Kang

Absent: (1) Thomson

5. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Bryant reported on recent actions of the City Council. He also announced that Administrative Assistant Maggie Mahaffy, who has served through a temporary agency for the past year, will become a permanent full-time City employee as of February 1.

6. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

Vice Chair Barrera said that she had met with the Sherwin Williams applicant, and Commissioner Keller said that he had had a brief telephone conversation with the Sherwin Williams applicant. Chair Donaldson said that her firm does business with Lennar, the Applicant for Sherwin Williams, and that she would therefore recuse herself from that item.

7. STUDY SESSIONS

7.1. Adeline Springs (UPDR17-009) - A third study session to solicit comments on a Conditional Use Permit and Design Review application to demolish an existing 5,866 square foot building ("U.S. Spring") and construct a new, five story building that will accommodate 29 rental residential units and 4 to 6 live-work units on a 12,528 square foot parcel located at 3637 Adeline Street. CEQA Status: To be determined. General Plan Land Use Classification: Mixed Use with Residential and Major Transit Hub; Zoning District: Mixed Use with Residential South (MURS) and Transit Hub Overlay (TH) (Applicant/Owner: RB Adeline LLC, Ali Kashani) (APN: 49-481-15)

Miroo Desai, Senior Planner, presented and responded to Commissioner questions.

Ali Kashani Owner/Applicant and Kava Massih Architect, presented and responded to Commissioner questions.

Public comment was opened.

Vickie Jo Sowell, 3618 Peralta Street, said there was a recent fire at the homeless encampment. She asked whether the construction will include soundproof windows as the traffic is incredibly loud. She expressed approval for the proposed brick wall along West MacArthur Boulevard. She said there already was a 10-foot tall "living wall" that was part of the old U.S. Spring building, and she would like that to remain.

Steve Skaar, 3618 Peralta Street, requested information about the balconies.

Kava Massih responded that the balconies would be angled and that a perforated screen had been added to address the neighbor's privacy.

Public comment was closed.

The Commission generally liked the design changes, including the proposal for the building skin. Suggestions included having a fire pit on the terrace, keeping the green wall along the western property line, adding a bike fix-it station for the residents, an area for package pick-up and arson mitigation measures during construction. Most Commissioners preferred undergrounding of overhead utilities along Adeline Street as a way to obtain bonus points.

The Commission took a break at 7:40 pm and the meeting resumed at 7:45 pm.

- 7.2. Sherwin Williams – Architectural Final Development Plan (FDP17-001)** – A fourth study session to solicit comments on the Final Development Plan (FDP) design concept for buildings in the Sherwin Williams Planned Unit Development site. The Preliminary Development Plan (PDP) for the project was approved by the City Council on November 1, 2016. CEQA Status: An Environmental Impact Report was prepared for the project and certified by the Emeryville City Council on September 6, 2016. General Plan Land Use Classification: Mixed Use with Residential and Park/Open Space; Zoning District: Planned Unit Development (PUD-7) with Park Avenue District Overlay (P-A). (Applicant: LMC Emeryville I Investor LLC)(Owner: SWACE, LLC, c/o The Sherwin-Williams Company) (APN: 49-1041-26-15)

Chair Donaldson was recused and left the room. Vice Chair Barrera presided over the item.

Miroo Desai, Senior Planner, presented and responded to Commissioner questions.

Kevin Ma, Lennar, Applicant, and Ron Metzger LPAS, architect, presented and responded to questions. Brady Smith, Lennar responded to questions. Jill Parenti, Bay Area Property Manager for Lennar was present to respond to non-architectural questions.

Public comment was opened.

Jack Ghizzoni, resident of 1500 Park Avenue and co-chair of Park Avenue Residents' Committee (PARC), said that he appreciated Lennar's accommodations regarding parking as these buildings will increase the population by 10%. He encouraged Lennar to make more electric vehicle charging stations spaces available.

Sharon Wilchar, member of PARC, expressed a concern about the lack of detail in the gallery space, but said she was assured by the applicant this this would be addressed in the construction drawings. She said the gallery space should not be used to store chairs from the plaza.

Public comment was closed.

Commissioners generally felt comfortable with the proposal and reviewed various design suggestions provided by the City's consulting architect, Arnold Mammarella, for each of the buildings. It was felt that the use of an accent color proposed for Building D was successful and the concept could be applied to the corners of other buildings as well. One Commissioner suggested opening up the balcony in Building B-2 to the park. There was a concern regarding the effectiveness of the green screens proposed for Building B-2.

8. PUBLIC HEARINGS

Chair Donaldson returned to the dais and presided over the remainder of the meeting. She also directed that the Ocean Lofts item be heard next to accommodate the members of the public who wished to address the Commission on the topic.

- 8.2. Ocean Lofts Modifications (UP07-01; DR07-02; VAR07-01)** – Consideration of an amendment to the conditions of approval and approved plans of a Conditional Use Permit and Design Review Permit to add square footage, to add private open space in the form of roof decks, and to make exterior modifications to two previously approved units at 1258 Ocean Avenue. The project was originally approved by the City Council on April 17, 2007. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15303 which applies to construction of small, new structures. General Plan Land Use Classification: Medium Density Residential; Zoning District: Medium Density Residential (RM) and North Hollis District Overlay (NH) (Applicant/Owner: Ali Eslami) (APNs: 49-1469-18 and 19)

Navarre Oaks Assistant Planner, presented and responded to Commissioner questions.

Applicants, Jim Treman, Architect, Matt Emes, Project Manager - AAE Group Construction and Ali Eslami, Property Owner presented and responded to Commissioner questions.

The public hearing was opened.

Lee Steinmetz 1250 Ocean Ave., expressed disappointment with the proposed design modifications, saying that the increased height and blockiness was not in keeping with the rest of the buildings in the neighborhood. He agreed with putting solar panels on the roofs, but said he wished there were a different way to do it.

The public hearing was closed.

A motion was made to recommend City Council approval of the proposed modifications.

Moved: Kang

Seconded: Banta

Ayes: (4) Banta, Guerrero, Kang, Keller

Noes: (1) Donaldson

Abstain: (1) Barrera

Absent: (1) Thomson

- 8.1. 6613 Hollis Cannabis Manufacturing and Delivery Incubator Facility (UP17-003)** – Consideration of a Major Conditional Use Permit to allow a 4,043 square foot incubator space at 6613 Hollis Street for a variety of cannabis manufacturing and delivery services. The proposal also includes a Conditional Use Permit to allow zero parking spaces where two parking spaces is the required minimum. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15332, which applies to infill development projects, and under 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: Industrial; Zoning District: Heavy Industrial (INH) and North Hollis Overlay Zone (NH). (Owner/Applicant: 6613 Hollis Street LLC) (APN: 49-1511-3-2) (Continued from December 20, 2017.)

Miroo Desai, Senior Planner, presented and responded to Commissioner questions. She noted that staff had provided a memo to the Commission with recommended modifications to the conditions of approval.

Jonas Bernstein, applicant, Keith Cich and Zachary Michelson, Sunderstorm, responded to Commissioner questions.

The public hearing was opened; there was no one wishing to speak; the public hearing was closed.

A motion was made to approve the application with the modified conditions recommended by staff, with the additional modification that the design of the proposed new sidewalk on 66th Street shall be finalized in consultation with, and with the approval of, the Community Development Director.

Moved: Donaldson

Seconded: Barrera

Ayes: (6) Banta, Guerrero, Kang, Keller, Barrera, Donaldson

Noes: (0)

Abstain: (0)

Absent: (1) Thomson

- 8.3 Shellmound Way General Plan Amendment (GPA18-001)** – Consideration of a General Plan Amendment to revise the location of Shellmound Way such that it coincides with its current location approximately 250 feet south of what is shown on General Plan Figure 3-1, “Circulation”, and other maps in the General Plan. CEQA Status: Environmental Impact Report for General Plan certified by the City Council on October 13, 2009.

Miroo Desai, Senior Planner, presented and responded to Commissioner questions.

The public hearing was opened; there was no one wishing to speak; the public hearing was closed.

A motion was made to initiate the General Plan Amendment and recommend its approval to the City Council.

Moved: Banta

Seconded: Barrera

Ayes: (6) Banta, Guerrero, Kang, Keller, Barrera, Donaldson

Noes: (0)

Abstain: (0)

Absent: (1) Thomson

9. PLANNING COMMISSIONERS COMMENTS

- None.

10. ADJOURNMENT

The meeting was adjourned at 11:13 p.m.

THE NEXT REGULAR MEETING WILL BE HELD ON THURSDAY, FEBRUARY 22, 2018, AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.