

**EMERYVILLE CITY PLANNING COMMISSION  
ACTION RECAP  
REGULAR MEETING  
OCTOBER 22, 2009**

**I. CONVENE, ROLL CALL, AND PLEDGE OF ALLEGIANCE**

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

**II. PUBLIC COMMENT - None**

**III. ACTION RECAP – September 24, 2009**

Commissioner Scheuerman moved approval of the Action Recap, Commissioner Cardoza seconded. The Action Recap was approved without objection, with Commissioner Scheuerman abstaining on the vote, because he was absent from the September 24 meeting.

**IV. DIRECTORS REPORT**

Director Bryant reported on recent City Council Actions. On October 6, the hearing on the new General Plan was opened. The Council heard a presentation from consultants and staff, took public testimony from 19 speakers, closed the public hearing, and began deliberations. The item was continued to a special meeting on October 13, at which time the Council completed their deliberations and then voted to certify the EIR and to adopt the new General Plan. A summary of the changes that the Council made to the plan was provided to the Commission. The Council did not have time at the October 13 special meeting to take up the Interim Zoning Regulations and continued them to the next regular meeting on October 20. The Council did not have time to fully consider the Interim Zoning Regulations on October 20 and continued them to a special meeting on October 27. That meeting will preempt the previously scheduled General Plan Update Steering Committee meeting.

On October 20, the Redevelopment Agency held a study session on the Transit Center. The Agency voted to extend the Exclusive Right to Negotiate and authorized staff to submit a \$2 million State loan application for replacement parking. The Agency also voted to include bus parking bays inside the building and to eliminate the additional 100 Amtrak parking spaces due to lack of State funding. An Initial Study/Mitigated Negative Declaration is currently in preparation and the project is tentatively scheduled for a public hearing at the December 10 Planning Commission meeting. The Agency noted that the project was much improved due to all the public review and input, including the Planning Commission's August 27 study session. Also on October 20, the Agency reviewed and approved a PowerPoint slide show on the benefits of redevelopment which featured interviews with a number of Emeryville residents, including Commissioner Martin. The City Council introduced an ordinance for the amendment to the Pixar Development Agreement that was approved by the Commission at the September 24 meeting. Final passage of the Ordinance is scheduled for the Council's next regular meeting on November 17.

The General Plan and Zoning Update Steering Committee continues to work on the new Zoning Ordinance. On Tuesday, October 27, they were to discuss sign regulations, but this has been preempted by the continued City Council meeting on the Interim Zoning Regulations. The next Steering Committee meeting will be December 8. Potential agenda items include the bonus point system, design guidelines, and sign regulations.

A public meeting to discuss the Remedial Action Plan (RAP) and CEQA evaluation for the Sherwin Williams site cleanup will be held Thursday November 5, 2009 at 6:00 pm in the City Council Chambers.

**A. Planning Commission Schedule.** Consideration of Planning Commission meeting schedule for 2010.

Director Bryant presented the proposed schedule of Planning Commission meetings and associated dates, explaining that none of the meetings conflict with City holidays or major religious observances, and that other dates have been adjusted where they conflict with holidays.

Commission Flores made a motion to approve the Planning Commission meeting schedule for 2010 as presented. This was seconded by Commissioner Donaldson and approved without objection.

**B. Quarterly Update on East BayBridge Center.** Director Bryant reported that Safeway is still pursuing the conversion of the Pak N Save store to a lifestyle Safeway. Meanwhile, due to the economic situation, Catellus has advised that they are not in a position to pursue any upgrades to the center at this time.

**V. PUBLIC HEARING**

**A. Ambassador Housing (UP09-05/DR09-11)** – A Conditional Use Permit and Design Review for a proposed five-story, 64,581 square foot residential building and two two-story townhouse buildings with a total of 69 affordable housing units and 110 off-street parking spaces on a 34,280 square foot site. The project includes about 11,000 square feet of open space in a podium court, park on grade, and townhouse yard areas. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15332 which applies to urban in-fill development projects. General Plan Designation: Commercial (C); Zoning Classification: General Commercial (C-G). (Applicant: Resources for Community Development (RCD)) (Owner: Emeryville Redevelopment Agency) (APN: 5-481-1, and -2; 49-481-7,- 8,- 16, and -17).

Senior Planner, Miroo Desai, presented the staff report. She noted that a revised resolution had been placed on the dais that includes the vacation of Magnolia Street.

Amy Hiestand, Community Economic Development Coordinator for the Redevelopment Agency, addressed concerns and answered questions from the Commissioners. She also stated this project meets some of the goals in the approved Housing Element.

Lisa Motoyama with Resources for Community Development, spoke briefly. She stated that they had held a number of community meetings and attended the Back to School Night at Anna Yates School and spoke with quite a few neighbors. They plan to begin construction in the spring of 2011.

Kava Massih of Kava Massih Architects, made a PowerPoint presentation.

The public hearing was opened.

Steve Skaar, 3616 Peralta Street, a neighbor to the project, said the project is still too huge and he is not happy with the project.

Vickie Jo Sowell, 3616 Peralta Street, said the project is too large. She said there are no street lights in this area and the bus stop is under the freeway and is nasty. She said the bus stop should be someplace else. She thinks parking for the neighborhood will be a problem. CalTrans should clean up and fix up MacArthur in this area.

The public hearing was closed.

Ms. Motoyama said there had been a meeting with one of the residents in the area that had expressed concerns regarding the project and, after their last meeting, they feel that they have addressed the neighbor's concerns as best as possible.

### Commissioner Comments

- ❖ Exciting project, it will change the neighborhood for the better.
- ❖ Concerns regarding the location of the housing next to the freeway.
- ❖ Appreciates architectural changes.
- ❖ There is a security issue at the front door.
- ❖ Lobby should be pulled back to give protected space with security buzzer for entrance.
- ❖ Requested a detail landscape plan.
- ❖ The proposed six foot fence is not acceptable.
- ❖ Planters at rear of units not good use of space.
- ❖ Elevations at north side of building not attractive.
- ❖ Extra careful with plantings on the east side façade.
- ❖ No frosted glass windows, residents should be able to see out of windows.
- ❖ Concerned with the lack of street lighting on Peralta.
- ❖ Three bedroom units should have laundry hook-ups.
- ❖ Comments on corrugated metal on townhouses.
- ❖ Look at configuration of infiltration system.
- ❖ Units should have usable private space.

A motion was made to approve the project with the following changes:

Condition I.B1 is amended to reference the new plans, sheets A2.3, A3.3, A3.4 and A3.5.

Condition VII.A. design conditions, is amended to include:

- Redesign of the lobby to extend it out towards Peralta Street.
- Redesign of the raised planters to create more usable open space.
- Reducing the height of the fence along Peralta Street to 4 feet.
- Revised landscape details including more useable open space.
- Revised north elevation showing more detail.
- Laundry hook-ups in all 3-bedroom units.

Commissioners Scheuerman, Martin and Flores will work with staff to resolve these issues.

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

**VII. COMMISSIONERS COMMENTS - None**

**VIII. ADJOURNMENT – The meeting was adjourned at 9:05 p.m.**