

**EMERYVILLE CITY PLANNING COMMISSION  
ACTION RECAP  
REGULAR MEETING  
APRIL 28, 2011**

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

The meeting was called to order at 6:30 p.m. by Frank Flores, Chairperson. Commissioners present: Gail Donaldson, Steven Steinberg, Lawrence Cardoza, Arthur Hoff and Frank Flores. Commissioners Kuemmerle and Scheuerman, excused absence.

**II. PUBLIC COMMENT - None**

**III. ACTION RECAP – March 24, 2011**

Correction by Commissioner Hoff on page 4 regarding the size of the sign for Pictopia, which he said should read, "The size of the sign should not be larger than the linear footage of the building frontage".

A motion was made for approval of the action recap of March 24, 2011 after the correction.

**Moved:** Donaldson  
**Seconded:** Flores  
**Vote:** Ayes: Steinberg, Flores, Hoff, Cardoza, Donaldson  
**Absent:** Kuemmerle, Scheuerman

**IV. DIRECTORS REPORT**

Director Bryant reported on recent City Council actions. The April 19 meeting was cancelled for Passover. On April 5, the Council passed a resolution to vacate a portion of Stanford Avenue to facilitate a property swap with owners of 5701 Hollis of the City parking lot for a wider Greenway. The Council introduced an ordinance amending the Municipal Code to require property owners to have a verification test of their sewer laterals, and replace the laterals if they fail the test, before (1) selling their property, (2) obtaining a building permit for construction valued at \$100,000 or more, or (3) changing the size of their water meter. The ordinance also requires grease interceptors for new and remodeled food service establishments, a requirement that was previously enforced by EBMUD. The Council introduced an ordinance related to food and non-food vendors in the public right-of-way. Food vendors would have to obtain a permit from the Police Department and a business license, and would be subject to a number of restrictions, including hours from 6 am to midnight, a 200-foot separation from brick-and-mortar restaurants and other mobile food vendors, and a prohibition from locating in the RM and SM zones. Non-food vendors would be subject to similar regulations, with hours limited from 8 am to 7 pm. The ordinance also covers farmers markets, which would get a single permit for all of their vendors, who would not be subject to the 200-foot separation requirement from each other. The Council approved a resolution allowing the Island Earth Farmers Market to operate on Haven Street through July 28. The Council adopted the Powell Street Urban Design Plan. Finally, the Council heard a presentation on the Sustainable Communities Strategy Initial Vision Scenario and approved the Mayor's signing of a comment letter.

The Commission's decisions at the March 24 meeting on Escuela Bilingüe and the Marketplace entry canopy and signs have both been appealed to the City Council. On May 3, the Council will set the hearing dates for both appeals. The Marketplace appeal is expected to be set for May 17. The Council will have to decide on the hearing date for Escuela Bilingüe after hearing from all of the parties, because they are not all available to attend the various upcoming Council meeting dates. Chair Flores has indicated that he will represent the Commission at both appeal hearings.

The Zoning Update Steering Committee met on Tuesday and heard a status report on staff's work to date, as well as a briefing on the General Plan/Housing Element annual report and the Sustainable Communities Strategy Initial Vision Scenario. The next steps for staff are to complete review of the sections on Nonconforming Uses, Administration, and Subdivisions, and to review other sections as drafts are available. The next Steering Committee meeting will be on June 28.

DTSC is hosting a community open house next Monday, May 2, starting at 5:30 p.m. in the Council Chambers on draft community safety plan for clean-up of the Sherwin Williams site, which is at the same time as the BPAC meeting.

## V. STUDY SESSION

**Sustainable Communities Strategy – Initial Vision Scenario** – A study session on a scenario released as a starting point in a regional process mandated by SB 375 to reduce greenhouse gas emissions and house all of the region's workers. The scenario allocates more household growth and less job growth to Emeryville than the Emeryville General Plan. CEQA Status: The regional agencies preparing the strategy (ABAG and MTC) will prepare an environmental impact report on the Sustainable Communities Strategy.

Associate Planner, Diana Keena, made the staff presentation.

Commissioner Donaldson asked if ABAG and MTC were concerned about preserving neighborhoods?

Planner Keena said there is a regional exercise. They are trying to locate more housing in the region than any cities have planned for, because they've projected a lot of growth and they now have to plan for housing everyone who works in the region in this scenario.

Commissioner Donaldson asked if we will have residential development outside the Priority Development Area?

Planner Keena said no. There will be some job growth at Powell/Frontage on the peninsula that's zoned Mixed Use/Non-residential, but not in the Priority Development Area.

## VI. ADMINISTRATIVE ITEM

**A. General Plan Annual Progress Report** - Review of the annual progress report on implementation of the General Plan, including the Housing Element, in Calendar Year 2010, for submittal to the Governor's Office of Planning and Research and the California Department of Housing and Community Development.

Deborah Diamond, General Plan Project Manager, made the staff presentation. Catherine Firpo, Economic Development Coordinator was also present to answer questions. Staff requested the Commission forward this report to the City Council with their recommendation for approval.

Motion was made to forward the General Plan Annual Progress Report to the City Council with Commission's recommendation for approval.

**Moved:** Cardoza  
**Seconded:** Flores  
**Vote:** Ayes: Steinberg, Flores, Hoff, Cardoza, Donaldson  
**Absent:** Scheuerman, Kuemmerle

**VII. COMMISSIONERS COMMENTS**

Chair Flores said he heard there will be a community meeting at Temescal Park on May 7, regarding design elements of the Park and asked if anyone knew anything about this meeting. Director Bryant said he would get the details and inform the Commissioners.

**VIII. ADJOURNMENT – 7:10 p.m.**

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, MAY 26, 2011 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608**