

**EMERYVILLE CITY PLANNING COMMISSION  
ACTION RECAP  
REGULAR MEETING  
OCTOBER 25, 2012**

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

The meeting was called to order at 6:30 p.m. by Chairperson Vanessa Kuemmerle. Commissioners present: Lawrence Cardoza, Gail Donaldson, Sean Moss, Kairee Tann, Vanessa Kuemmerle and John Scheuerman. Commissioner Steinberg had an excused absence.

**II. PUBLIC COMMENT - None**

**III. ACTION RECAP – September 27, 2012**

The following corrections were made to the Action Recap:

Commissioner Donaldson: On page 6 of 7, strike the second sentence of her comments: "She suggested the pathway could remain open on the west side since there are no houses in this area." On page 7 of 7, add that Commissioner Donaldson said there should be a heritage tree ordinance for trees on private property.

Commissioner Scheuerman: On page 2 of 7, last paragraph, should be "her" home (not "his").

Commissioner Moss: On page 3 of 7, his comment should read: "Commissioner Moss said he had spoken to a sign contractor and was told it was possible to put a plastic face over the sign to diffuse the light."

Commissioner Cardoza: Middle of page 6 of 7, his name is spelled incorrectly.

A motion was made by Commissioner Donaldson and seconded by Chair Kuemmerle to approve the Action Recap with these corrections.

**Moved:** Donaldson  
**Seconded:** Kuemmerle  
**Vote:** Ayes: Donaldson, Moss, Cardoza, Tann, Kuemmerle, Scheuerman  
Absent: Steinberg

**ACTION RECAP – Special Meeting of October 11, 2012**

A motion was made by Commission Donaldson and seconded by Chair Kuemmerle to accept the Action Recap.

**Moved:** Donaldson  
**Seconded:** Kuemmerle  
**Vote:** Ayes: Donaldson, Moss, Cardoza, Tann, Kuemmerle, Scheuerman  
Absent: Steinberg

**IV. DIRECTORS REPORT DIRECTORS REPORT**

Director Bryant reported on City Council actions at their October 2 and 16 meetings.

He reminded the Commission of the upcoming joint meeting with the City Council on October 30 for a study session on the proposed Planning Regulations. This will be followed by a final meeting of the Zoning Update Steering Committee on November 15, a Planning Commission adoption hearing on December 13, and a City Council adoption hearing on January 15.

He reported that there is a community workshop on the Center of Community Life scheduled for Saturday, November 17, from 10 a.m. to noon at the Ralph Hawley School multipurpose room at 61<sup>st</sup> and Doyle Street.

He reminded the Commission of the special meeting on Monday, November 19 at 7:00 p.m. for a study session on the Center of Community Life.

He noted that he had put the *Guide to California Planning* by William Fulton and Paul Shigley on the dais for each Commissioner. This latest edition from Solano Press of the seminal book on planning in California was just published and was purchased from the Planning Commission's training budget. Commissioner Donaldson commented that it is an excellent resource.

- A. Planning Commission Schedule.** Consideration of Planning Commission meeting schedule for 2013.

Following a motion by Chair Kuemmerle, seconded by Commissioner Scheuerman, the schedule was accepted without objection.

- B. Parks and Recreation Advisory Committee.** Consideration of Planning Commission representative on new Parks and Recreation Advisory Committee.

Chair Kuemmerle nominated Commissioner Donaldson and the nomination was seconded by Commissioner Tann. It was approved without exception. Commissioner Donaldson accepted the nomination.

## V. STUDY SESSION

- A. Pixar Warehouse (UPDR12-003)** – A Study Session to review a Conditional Use Permit and Design Review to occupy a portion of an existing building with a 28,637 square foot off-site warehouse at 5000 Hollis Street (Level(3) building) by Pixar Animation Studios. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301 which pertains to modifications to existing structures. General Plan Designation: Office/Technology (OT); Zoning: Office/Technology (OT ) (Applicant: Pixar Animation Studios)(Owner: BTE Equipment, LLC) (APN: 49-1041-11-4)

Senior Planner, Miroo Desai, presented the staff report and requested the Commission provide comments and direction regarding the proposal.

Sasha Wagner and Greg Dermont from Pixar, presented a Power Point presentation.

Chair Kuemmerle asked for public comments, there was no one wishing to speak.

The Commissioners requested improved landscaping around the building, a wrought iron fence along Spur Alley, and removal of barbed wire.

## VI. PUBLIC HEARINGS

- A. Preservation of Significant Structures Ordinance (ORD12-001)** – Consideration of an ordinance to repeal Articles 64 and 67 of Chapter 4 of Title 9 of the Emeryville Municipal Code and to add a new Article 67 of Chapter 4 of Title 9 of the Emeryville Municipal Code, Preservation of Significant Structures, and adopt a list and map of significant structures as part of Article 67 of Chapter 4 of Title 9 of the Emeryville Municipal Code. CEQA Status: This ordinance is exempt from environmental review under State CEQA Guidelines Section 15378(a) in that it is not a "project" which has the potential for causing a significant effect on the environment, and under the "general rule" at Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment.

Associate Planner, Diana Keena, made the staff presentation.

The public hearing was opened.

Emeryville resident, Ken Bukowski had questions regarding economics. He stated some of the buildings that were listed as significant structures don't have anything about them to make them significant. He also stated that notices had not been sent to all of the owners of the properties and that the notices were not clear as to what buildings were being considered significant. He suggested additional time was needed for property owners to study the proposals to determine what, if any, monetary expense would be incurred with the adoption of this Ordinance.

Al de Groot of Novartis said he appreciated Diana Keena meeting with him to discuss their building. He said the notice for this item was inadequate.

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

Commissioner Cardoza said he had looked at all the buildings on the list and mentioned several that he thought should not be listed. He also mentioned two that he felt should be included. The other Commissioners supported the Ordinance as proposed.

Commissioner Donaldson moved to recommend the City Council adopt the Ordinance and include a descriptive narrative in the staff report to the City Council. Commissioner Scheuerman seconded the motion.

**Moved:** Donaldson  
**Seconded:** Scheuerman  
**Vote:** Ayes: Donaldson, Moss, Scheuerman, Tann, Kuemmerle  
Noes: Cardoza  
Absent: Steinberg

**VII. COMMISSIONERS COMMENTS – None**

**VIII. ADJOURNMENT – 8:00 p.m.**

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, DECEMBER 13, 2012 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.**