

**EMERYVILLE CITY PLANNING COMMISSION  
ACTION RECAP  
REGULAR MEETING  
JANUARY 24, 2013**

**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, Steven Steinberg, Sean Moss, Kairee Tann, Gail Donaldson, John Scheuerman, and Vanessa Kuemmerle.

**II. PUBLIC COMMENT – None.**

**III. ACTION RECAP – December 13, 2012**

A motion was made to accept the Action Recap.

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

**IV. DIRECTOR'S REPORT**

Director Bryant reported on City Council actions at the December 18, 2012 and January 15, 2013 meetings, and on the recruitment efforts to hire a new City Manager in light of City Manager Pat O'Keeffe's announced retirement.

**V. PUBLIC HEARINGS**

- A. City Storage Extension, 4000 Adeline Street (UPDR11-002)** – Request for a one-year extension of a Conditional Use Permit and Design Review to remodel and reuse an existing 28,800 square foot building for self storage, a corner retail space, and a manager's residential unit, originally approved on October 27, 2011. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15332 which applies to in-fill development projects. General Plan and Zoning Designation: Mixed Use with Residential (MUR). (Applicant: Kava Massih Architects) (Owner: City Storage Three)(APN: 49-1022-4)(Continued from December 13, 2012 meeting.)

Commissioner Moss was recused due to a potential conflict of interest.

The staff presentation was made by Assistant Planner, Arly Cassidy. Staff recommended approval of the extension of the conditional use permit subject to the conditions of approval.

The public hearing was opened.

Cassandra Adams, owner of property condominium unit at Green City Lofts, adjacent to City Storage, expressed concerns for the view from the upper level of her property. She also said there is a swale which is 2 or 3 feet higher than her property, which will cause flooding into the basement of her property. She expressed concerns with noise and the construction and security issues during and after construction.

Applicant, Kava Massih of Kava Massih Architects spoke briefly. He said the building has deteriorated so much that it has taken so long to get to this point. The area referred to by Ms. Adams is to be used as a rain garden and should cause no flooding to the adjacent property.

The public hearing was closed.

A motion was made to approve the City Storage Extension request.

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

- B. The Porch Sign (SIGN12-021)** – Consideration of a Major Sign Permit to allow one new roof sign facing west above the food court at Bay Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15311(a) which applies to accessory structures including on-premise signs. General Plan Designation: Mixed-Use (M-U); Zoning Classification: Planned Unit Development (PUD). (Applicant: Arrow Sign Company.)(Owner: Madison Marquette) (APN: 49-1039-3)

Assistant Planner, Arly Cassidy, made the staff presentation. Staff recommended approval subject to the conditions of approval. She, Planning Director Charles Bryant, and Richard Luckey of Arrow Signs responded to questions from the Commission.

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

A motion was made to approve the Porch Sign (SIGN12-0212).

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

## VI. STUDY SESSION

- A. Traffic Impact Fee (TIF) Update** – A study session to discuss update of the Traffic Impact Fee including the amount of the fee and the list of projects to be funded. The proposed improvements to the transit, pedestrian, bicycle, and automobile circulation systems have been identified based on community values as reflected in the General Plan, to be funded by impact fees imposed on development projects based on automobile trip generation (ATG).

This item was postponed until a later meeting.

## VII. COMMISSIONERS COMMENTS

Commissioner Cardoza noted that the AAA sign at the top of 1900 Powell Street had been installed and asked whether its planning permit had expired because he thought it had been over a year. Ms. Cassidy responded that the regulations require that a building permit be applied for within a year, and that it takes some time after that for the sign to actually be installed.

## VIII. ADJOURNMENT – The meeting was adjourned at 7:30 p.m.

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, FEBRUARY 28, 2013, AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.**