

**EMERYVILLE PLANNING COMMISSION  
ACTION RECAP  
JULY 27, 2017**

**I. CONVENE AND ROLL CALL**

The meeting was called to order at 6:30 p.m. by Chair Steven Keller. Commissioners present: Philip Banta, Gail Donaldson, Miguel Guerrero, Sam Kang, Christine Scott Thomson and Steven Keller. Linda Barrera had an excused absence.

**II. COMMISSION MATTERS**

**A. SWEARING IN OF NEW COMMISSIONER**

In the absence of the City Clerk, the official who administers the oath, the Assistant City Attorney stated that Commissioner Guerrero had been appointed by the City Council and could participate in the meeting while agreeing to make decisions and comments consistent with the oath of office, which is to uphold and defend the United States Constitution and the State of California Constitution, as well Emeryville's local laws. Director Bryant noted that both of the items on the agenda are study sessions, and that, while there would be comments and direction given, no formal action will be taken by the Commission. Commissioner Guerrero agreed to make the decisions and comments as described by the Assistant City Attorney.

The City Clerk will swear in Commissioner Guerrero at the next Planning Commission meeting.

**B. RECOGNITION OF OUTGOING COMMISSIONER LAWRENCE C. ("BUZZ") CARDOZA**

Director Bryant read a resolution encapsulating expressions of sincere appreciation and acknowledging his achievements from the members of the Commission for Commissioner Cardoza's over eleven years of dedication to the Planning Commission and presented him the resolution framed and signed by each of the Commissioners.

**C. ELECTION OF OFFICERS**

Commissioner Keller nominated Commissioner Donaldson for Chair and Commissioner Barrera for Vice Chair. There being no other nominations, the nomination was seconded by Commissioner Kang.

**Moved:** Keller  
**Seconded:** Kang  
**Vote:** **Ayes:** Banta, Donaldson, Guerrero, Kang, Thomson, Keller  
**Absent:** Barrera

Chair Donaldson presided over the remainder of the meeting.

**D. NOMINATION OF PLANNING COMMISSION REPRESENTATIVE TO PARKS AND RECREATION ADVISORY COMMITTEE**

A motion to re-nominate Chair Donaldson as the Planning Commission representative to the Parks and Recreation Advisory Committee was made by Commissioner Keller and seconded by Commissioner Banta.

**Moved:** Keller  
**Seconded:** Banta  
**Vote:** **Ayes:** Banta, Guerrero, Kang, Keller, Thomson, Donaldson  
**Absent:** Barrera

**III. PUBLIC COMMENT – NONE**

**IV. ACTION RECAP – June 22, 2017**

Commissioner Thomson noted that Commissioner Donaldson's commentary about signage not being necessary on residential buildings should be added to Item VI.A concerning the proposed signage for Public Market Parcel D. A motion was made to approve the Action Recap with this addition.

**Moved:** Keller  
**Seconded:** Banta  
**Vote:** **Ayes:** Banta, Keller, Thomson, Donaldson  
**Abstain:** Guerrero, Kang  
**Absent:** Barrera

**V. DIRECTOR'S REPORT**

Director Bryant reported on recent City Council meetings. He also noted that the City had been successful in its bid to be designated as a California Cultural District, and that the Mayor had announced the designation at a press conference on July 14.

**VI. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS**

Commissioners Keller, Banta, Thomson and Chair Donaldson said that they had had individual meetings with Matt Baran, of Baran Studio Architecture, on the Doyle Street Mews project.

**VII. STUDY SESSIONS**

- A. Adeline Springs (UPDR17-009)** – A 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 made the staff presentation and responded to Commissioner questions.

Architect Kava Massih presented and responded to Commissioner questions.

Steve Skaar, 3618 Peralta Street, expressed concern about views to the sky being blocked by a five-story 55-foot tall building and spoke against any additional height.

Vickie Jo Sowell, 3618 Peralta Street, showed pictures of her house and the surrounding area. She said they had lived there since 1982 and expressed concerns about loss of privacy, security, and parking.

John Sedgwick, resident of Adeline Place at 3801 San Pablo Avenue, noted recent construction site fires and suggested that an arson mitigation plan be instituted. He also expressed concerns about views to the south from Adeline Place.

Daryl Rush, business owner of 3624 Adeline Street since 1990, recommended that non-car ownership should be included as a part of the lease agreements for the project.

The Commission generally agreed that the proposal was a good start and acknowledged that there was a tension between adequate parking and making the city walkable. Most of the Commissioners felt that the massing as proposed was acceptable but that there was a need to do a detailed solar study to assess the project's shadow impacts. While most agreed that the use of murals was a good feature, it was suggested that the number be reduced and avoided at the southern elevation. The Commission requested more information on the proposed use of batten siding and how it would work from both the inside and outside of the building, and expressed concern regarding its maintenance and durability. One Commissioner suggested incorporating "lenticular" art on the battens to add interest (i.e. pictures that change as the viewing angle changes). It was also suggested that some of the live-work space be used to increase the size of the community room and to provide bicycle parking. The Commission expressed a desire to see more information on trash collection and increasing the step-back of the building, and not letting the building hang over on the south side. One Commissioner felt that the West MacArthur elevation needed more work.

Applicant Ali Kashani responded to Commissioner comments and asked for feedback on whether the proposed community benefit of a contribution to the small business fund was acceptable, and how to provide amenities for families on such a small site.

The Commission suggested that the proximity of parks and methods of access, either by walking or public transport, be considered; that flexible use space within the building be provided; and that outdoor play spaces should have amenities, such as cell phone chargers, for parents watching their children. It was also suggested that Clipper cards be offered as incentives to tenants to use transit instead of owning cars.

The Commission took a break at 8.27 p.m. and reconvened at 8.35 p.m.

- B. Doyle Street Mews (UPDR16-002)** – A third study session to review a Conditional Use Permit and Design Review proposal to demolish four existing residential units and replace them with six new residential units at 5876 – 5880 Doyle Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15303(b) which applies to new construction or conversion of apartments, duplexes and similar structures designed for not more than six dwelling units, and 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: Mixed Use with Residential; Zoning District: Mixed Use with Residential (MUR) and North Hollis Overlay (N-H) (Applicant: Jake Aftergood) (Owner: Kenneth J. Schmier 2010 Separate Living Property Trust and Eric S. Schmier 2010 Living Trust) (APN: 49-1330-12 and-13)

Navarre Oaks, Assistant Planner, made the staff presentation and responded to Commissioner questions.

Architect Matt Baran presented and responded to Commissioner questions.

Ken Bukowski, resident of the property for 37 years, expressed concern over the redwood tree on the adjacent property as a fire hazard and that someday it is going to outgrow the space. He said undergrounding the utilities is unnecessary.

The Commission expressed support for the project and provided suggestions regarding materials and design, especially in regard to the ground floor façade facing Doyle Street.

**VIII. COMMISSIONERS COMMENTS**

Commissioner Guerrero was welcomed to the Commission by his colleagues and said that he looked forward to serving on the Commission.

Chair Donaldson commented that it might be useful to re-look at the parking regulations that reduce parking by 50% in the Transit Hub Overlay Zone, and that might have an impact on the surrounding area.

**IX. ADJOURNMENT** – The meeting was adjourned at 9.27 p.m.

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, AUGUST 24, 2017 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608**