

**EMERYVILLE CITY PLANNING COMMISSION
ACTION RECAP
REGULAR MEETING
JANUARY 26, 2012**

I. CONVENE, ROLL CALL, AND PLEDGE OF ALLEGIANCE

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

II. PUBLIC COMMENT - None

III. ACTION RECAP – December 8, 2011

A motion was made to approve the Action Recap.

Moved: Flores

Seconded: Scheuerman

Vote: Ayes: Scheuerman, Cardoza, Donaldson, Kuemmerle, Steinberg, Flores

IV. COMMISSION MATTERS

A. Consideration of Applicants for Planning Commission Vacancy

Planning Director, Charles Bryant, stated the Commission vacancy was for a period ending on June 30th, 2012. He stated the City Clerk had received eight applications to fill this vacancy. Two of the applicants were present and were allowed to speak. The first speaker was Emeryville resident, Lois Brown. The other applicant was Samuel Kang, also a resident of Emeryville. Both expressed their desire to be a part of the Planning Commission.

Chair Donaldson thanked both applicants for coming out and speaking to the Commission. The Commission declined to make a recommendation to the City Council on an appointment to fill this vacancy.

V. DIRECTOR'S REPORT

Director Bryant reported on actions of the City Council and Community Development Commission at their December 20 and January 17 meetings. He noted that the Zoning Update Steering Committee had met on January 24 and reviewed the comprehensive outline and three completed chapters of the new code; the next meeting will be May 22. The Pedestrian and Bicycle Plan was approved by the Pedestrian/Bicycle Advisory Subcommittee on January 9, by the Public Works Committee on January 19, and by the Transportation Committee on January 24; it will be coming to the Commission for a study session in February. There was be a community workshop on the Center of Community Life on January 25; the next will be on March 3 at the Secondary School. The designs from the PG&E "zero net energy" design competition for the Sherwin Williams site, called "Architecture at Zero", are now on display in the link. The Mayor and City Manager made the annual State of the City presentation at a Chamber of Commerce lunch on January 26; this will be repeated at the City Council meeting on February 7.

VI. PUBLIC HEARINGS

A. AAA Signs (SIGN11-028) – A Major Sign Permit to allow two new tenant signs facing north and south near the top of the high-rise building at 1900 Powell Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines

Section 15311(a) which applies to placement of on-premises signs. General Plan Designation: Mixed Use with Non-Residential (MUN); Zoning Classification: Planned Unit Development – Office (PUD) (Applicant: Gensler Architects) (Owner: Emeryville Office, LLC) (APN: 49-1495-8)

Senior Planner, Miroo Desai, made the staff presentation with staff's recommendation for approval. Scott Gross of Gensler Architects made a brief PowerPoint presentation and Bob Brown, Public Affairs Director with AAA, spoke briefly.

The public hearing was opened.

Bob Canter, President and CEO of Emeryville Chamber of Commerce, spoke in favor of the application.

Frances Carty, Emeryville resident, said changes should be made in the way the City is lighted. She has concerns with the lighting affecting the migratory habits of wildlife, and that the City is being polluted by so much lighting.

The public hearing was closed.

A motion was made to approve this application.

Moved: Flores
Seconded: Kuemmerle
Vote: Ayes: Kuemmerle, Steinberg, Donaldson, Flores, Cardoza, Scheurman

- B..** **Shellmound Design Guidelines** – Proposed design guidelines for new pedestrian and streetscape standards for Shellmound Street between Christie Avenue and 63rd Street. An amendment to the Emeryville Design Guidelines will also be considered, to allow these guidelines to supersede the citywide design guidelines in the event there is a discrepancy between the two. CEQA Status: Environmental Impact Report for General Plan certified by the City Council on October 13, 2009.

Michelle DeGuzman, Economic Development Coordinator, made the staff presentation, and requested the Commission forward the Guidelines to the City Council in its current form with a recommendation for approval.

John R. Gibbs, Project Manager/Landscape Architect with Wallace Roberts & Todd, LLC (WRT), made a PowerPoint presentation.

The public hearing was opened.

Denise Pinkston of TMG Partners requested additional time to review the document. She requested the opportunity to have all of the interested parties meet and discuss this document. She also noted the Guitar Center is opening at the Marketplace and would be hosting a grand opening on Thursday evening, February 2, from 4:30 to midnight.

Lois Brown, Watergate resident, said the plans look wonderful. She would like more opportunity for public discussion.

The Commission directed that this document should be shared with property owners and brought back to the Commission at a future date. The public hearing was not closed and interested parties will have an opportunity to speak on this item when it is presented again.

The Chair continued this item to a future date.

There was a five minute break from 8:04 to 8:09.

- C. **Sustainable Transportation Plan** – Consideration of a Sustainable Transportation Plan to implement transportation policies of the General Plan. The Sustainable Transportation Plan includes strategies to improve transit services, pedestrian and bicycle connectivity, transportation demand management, parking management, and wayfinding. CEQA Status: Environmental Impact Report for General Plan certified by the City Council on October 13, 2009. (Continued from September 22, 2011 meeting.)

This item was continued to a future meeting.

VII. ADMINISTRATIVE ITEMS

- A. **Sustainable Communities Strategy: Scenarios Assessment and Policies**-Discussion of assessment of five regional land use and transportation scenarios for 2010-2040 in terms of performance and equity, prepared by the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG), along with policy ideas for transportation, housing, economics and effect on communities of concern. Performance means meeting greenhouse gas emission goals mandated by SB 375 and other goals set by the region. CEQA Status: MTC and ABAG will prepare an Environmental Impact Report for the Sustainable Communities Strategy.

Associate Planner, Diana Keena, made the staff presentation.

The Chair asked for public comment. There was none.

The Commissioners said the questionnaire response should say “transit is a very important factor in locating housing”. The Commission approved the staff response to the questionnaire with this change.

VIII. COMMISSIONERS COMMENTS

The Commission wanted to know what impact the dissolution of the Redevelopment Agency would have on Affordable Housing.

Director Bryant said the City has opted to assume the housing functions of the Redevelopment Agency. However, he said the City will not receive the 20% tax increment, but will retain what it already has.

Assistant City Attorney, Michael Guina said the situation is not completely clear, they will get clarity as time goes on. He said the Council has taken action to retain as many functions as possible.

Chair Donaldson thanked the Director for e-mailing the late comments regarding the Agenda to the Commission. She said it was helpful to receive them prior to getting to the meeting.

IX. ADJOURNMENT- 8:51 p.m.

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, FEBRUARY 23, 2012 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.