

**EMERYVILLE CITY PLANNING COMMISSION
ACTION RECAP
REGULAR MEETING
MAY 24, 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, Frank Flores, Gail Donaldson and Steven Steinberg. Excused Absence – Sean Moss.

II. PUBLIC COMMENT - None

III. ACTION RECAP – April 26, 2012

A motion was made to approve the Action Recap.

Moved: Cardoza
Seconded: Scheuerman
Vote: Ayes: Scheuerman, Cardoza, Donaldson, Kuemmerle, Flores
Abstained: Steinberg
Absent: Moss

IV. DIRECTOR'S REPORT

Planning Director Bryant reported on recent City Council actions. He noted that the Council would be holding interviews for Planning Commission applicants at a special meeting on June 5 starting at 5:00 p.m., and that the Council is expected to make the appointments at its June 19 meeting. He announced that the Zoning Update Steering Committee would be meeting on Monday, June 11 to review several key issues, that the entire code would be brought back to the committee in subsequent months, there will be a community workshop later in the summer, and study sessions and adoption hearings before the Commission and City Council in the fall. He reported that there was a community workshop on the Center of Community Life on Saturday, May 19, and that the next one is scheduled for Thursday, June 14 [subsequently postponed to a future date].

Director Bryant announced the resignation of Commissioner Frank Flores effective the end of his present term in June, 2012. He will be moving to Oakland, California.

V. STUDY SESSION

A. Mid-Block Pedestrian Path at Escuela Bilingüe Internacional (UP10-007) – A study session to consider the design of a mid-block pedestrian path connecting 45th Street and 47th Streets along the eastern property line of Escuela Bilingüe Internacional (EBI) school. On May 19, 2011 the City Council approved a Conditional Use Permit to establish EBI in an existing 28,000 square foot building located at 4550 San Pablo Avenue. Design and construction of this mid-block pedestrian path was one of the conditions of approval. CEQA Status: The EBI project, of which the proposed path is a part, is exempt from environmental review under State CEQA Guidelines Section 15332, which applies to in-fill development. General Plan Designation: Medium Density Residential; Zoning: Medium Density Residential (R-M). (Applicant: Escuela Bilingüe Internacional) (Owner: EBI Campus LLC) (APN: 49-1174-26-1 and -31-2)

Senior Planner, Miroo Desai, made the staff presentation and requested direction from the Commission regarding the gates and other issues.

John Forth a board member of Escuela Bilingue Internacional (EBI) made a brief PowerPoint presentation and responded to questions from the Commission.

Sergeant Fred Dauer from the Emeryville Police Department also commented on this item. He stated the need for a gate on the north and south sides and said they should be closed off at night for safety reasons. He also said the tree canopies should be at least 8 feet above the ground for visibility. There should be enough visibility to see facial features from 30 feet away. He said vertical lighting is also needed. He suggested an 8' wrought iron fence for the property. He mentioned the large brick wall is an invitation to vandalism, so a mural would be a great deterrent to graffiti. He also suggested an increase in lighting and limited access during the night to discourage graffiti.

Jeff Mueller, landscape architect, said the proposed landscape creates an arboretum and would be beneficial to students and residents. There are lights on the walls and in the parking lot.

The public hearing was opened.

Kairee Tann, resident at 1074A 45th Street, referred to a letter she had sent to the Commission of May 21, 2012 and summarized her concerns regarding the proposed pedestrian pathway.

Adriana Daringa, resident of 1027 47th Street, said she supports having locked gates at the path. She does not see anyone using this path at night because it would be secluded.

Eric Gascoyne, resident at 1092 45th Street, said he lives across the street from the path and said the path should be closed at night and both ends locked. He feels opening the parking lot to the pathway is a bad idea. Having a gate across the middle of the property is not a good idea because there would not be enough parking spaces, and decomposed granite is not acceptable.

Lindsay Cordis, resident at 1027 47th Street said the gates should be locked at night. She likes the landscaping.

Commissioner Comments:

- The pathway should be for pedestrians only.
- The pathway should be lighted.
- Gate should be on a timer.
- Open the gates on Saturday for the community's use.
- The mural is a great idea.
- A path wider than 6 ft. would be more appropriate.
- Gates are needed on both ends and kept open during the day, but closed at night
- EBI should be responsible for opening and closing the gates.

VI. PUBLIC HEARINGS

- A. **Fire Station #2 (DR10-07)** – A request for a two year extension of a Design Review permit to rebuild the City of Emeryville's Fire Station #2, located at 6303 Hollis Street, originally approved on June 24, 2010. The proposed building will be a total of 12,930 square feet. The first floor will include a public lobby, classroom, offices and a day room, as well as three apparatus bays. The second floor will consist of bunk rooms and a workout space. Four street trees will be removed as part of the project: two on Hollis Street and two on 63rd Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15332 In-Fill Development Projects 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 Designation: Public (PUB) with Neighborhood Retail Overlay (NR); Zoning

Designation: Public (PUB) with Neighborhood Retail Overlay (NR) and North-Hollis Overlay (N-). (Applicant/Owner: City of Emeryville) (APN: 49-1487-2-2)

This item was postponed until a later date.

- B. Hot Italian Signs (SIGN12-011)** – A Major Sign Permit to legalize one new painted wall sign and to allow one new internally illuminated blade sign on the building at 5959 Shellmound 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 with Residential (MUR). Zoning Designation: Planned Unit Development – Mixed Use (PUD – Mixed Use). (Applicant: Toll Graphics) (Owner: TMG Partners) (APN: 49-1493-10-5)

Commissioner Scheuerman was recused due to a possible conflict of interest.

Senior Planner, Miroo Desai, made the staff presentation, with staff's recommendation for approval.

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

A motion was made to approve the Hot Italian Signs (SIGN12-011).

Commissioner Kuemmerle wanted to know if the size of the sign would be grandfathered in if there was a new sign proposed in the future.

Planning Director Bryant said that normally staff approves replacement signs administratively, but the Commission could add a condition that any new sign that exceeds the Master Sign Program must come back to the Commission for approval. The motion was amended to add this condition.

Moved: Cardoza
Seconded: Flores
Vote: Ayes: Cardoza, Flores, Donaldson, Kuemmerle, Steinberg
Abstained: Scheuerman
Absent: Moss

VII. COMMISSIONERS COMMENTS

Commissioner Flores said that he is leaving the Planning Commission because he is moving to Oakland. He plans to apply to be on the Oakland Planning Commission and Port of Oakland Board. He also said he has enjoyed living in Emeryville and serving on the Commission and various City committees. He looks forward to seeing his colleagues from time to time.

VIII. ADJOURNMENT- 8:25 p.m.

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, JUNE 28, 2012 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.