

**EMERYVILLE CITY PLANNING COMMISSION
ACTION RECAP**

THURSDAY, FEBRUARY 26, 2009

I. CONVENE, ROLL CALL AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 6:30 p.m. by Chair Donaldson.

Commissioners present: John Scheuerman, Lawrence Cardoza, Arthur Hoff, Gail Donaldson, Jim Martin, Frank Flores.

Commissioner excused: Patricia Jeffery.

II. PUBLIC COMMENT – None.

III. ACTION RECAP

Regular meeting of January 22, 2009.

Chairperson Donaldson noted that she remembered that the condition of approval for the Avalon Signs item would be that the applicant provides a dimmer switch for the signs, not necessarily one switch for “all” signs, as the action recap read.

Motion: To approve Action Recap of the regular meeting of January 22, 2009, as modified by Chairperson Donaldson.

Moved: Cardoza

Seconded: Martin

The Action Recap was approved without objection.

IV. DIRECTOR’S REPORT

Director Bryant reported on recent actions of the City Council, which had met twice since the last Planning Commission meeting. At its February 3 meeting, the City Council directed staff to develop proposed next steps for a railroad quiet zone for a future Council discussion; reappointed the existing Park Avenue District Advisory Committee members and also appointed two new members, Kim Steinbacher and Ralph Briskin; and approved the location and layout of bulbouts and crosswalks along Adeline Street. On February 17, the Council approved the concept of a 100% affordable rental project at the Ambassador housing site and directed staff to draft an amendment to the Exclusive Right to Negotiate with RCD; and granted a noise waiver for night work to the Public Works Department to replace the Powell Street trunk sewer line; work will occur Thursday through Sunday from 8 pm to 6 am, and will be done in the late spring/early summer of 2009.

An appeal of the Planning Commissions approval of the EmeryStation Greenway project was made to the City Council by residents of Elevation 22. The Council will consider the appeal on Tuesday, March 17.

The General Plan Update process is proceeding. A community workshop was held at the Hilton Garden Inn on Saturday, February 7, and a joint City Council-Planning Commission meeting was held on Saturday, February 21. The Draft Environmental Impact Review (DEIR) document is currently being prepared, and should be published in early March; a Planning Commission hearing on the DEIR is tentatively scheduled for March 26th, and the Steering Committee will review comments on the draft plan in it April or May. The General Plan hopefully will be adopted by the City Council in June. Meanwhile, the Zoning Code Update is ongoing and with information to be brought to the Steering Committee in May or June.

The City Council will hold a study session on Senate Bill 375 (SB 375) on Tuesday, March 17th with Ted Droettboom, ABAG/MTC Regional Planning Program Director.

Director Bryant reported that he will be on vacation for the March 26 Planning Commission meeting, with Senior Planner Miroo Desai filling in.

- A. Housing Element Progress Report** - Review of the annual progress report on implementation of the Housing Element of the General Plan in Calendar Year 2008, for submittal to the State of California Housing and Community Development Department.

Associate Planner Diana Keena made a presentation to the Commission on the City's progress with implementation of the Housing Element.

Commissioners had questions on how the City can meet its goals, what will happen if the City does not meet its assigned housing allocation, and what strategies are in place to work toward the assigned numbers. A suggestion was made to add the existing Housing Foreclosure Prevention workshops held by the City to the list of strategies the City undertakes to encourage low income housing. The Commission also commented that the City should its efforts to provide housing for low income households through individual project negotiations and possible provision of additional Redevelopment Agency financial assistance.

V. PUBLIC HEARINGS

- A. Temporary Police Department Headquarters (UP09-01/DR09-01)** – A Conditional Use Permit and Design Review to temporarily move the Emeryville Police Department to 6390 Christie Avenue during renovations of the current facility on Powell Street. The temporary structure is one story, with 10,782 square feet to be used by the Police Department. (An additional suite in the building will remain vacant). The parking lot of the southerly adjacent building will be used for police squad cars. (This southerly building will also remain vacant). CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed project may have a significant effect on the environment. General Plan Designation: Mixed Use (M-U); Zoning Classification: Planned Unit Development - Mixed Use (PUD – Mixed Use) (Applicant: Emeryville Police Department) (Owner: Rockwood Christie LLC/TMG) (APNs: 49-1492-6-1 and 8).

Assistant Planner Arly Cassidy presented the staff report and recommended approval of the conditional use permit and design review.

Commissioners commented on the possible noise issues and the large amount of high fencing around the parking lots.

The public hearing was opened; there was no one wishing to speak; the public hearing was closed.

The applicant, Police Chief Ken James, and the architect, Don Dommer, answered questions from the Commission. The applicant agreed to move the southern driveway gate east to the edge of the parking lot, so as to reduce the amount of fencing along the southern driveway. Commissioners expressed a desire that the Police Department be sensitive to any noise issues that may arise, and confirmed that Staff is comfortable that the proposed use does not violate the noise ordinance.

Motion: To grant the Conditional Use Permit and Design Review for the project, with the change to the parking lot gate location.

Moved: Martin
Seconded: Hoff
Vote: Ayes: Cardoza, Flores, Martin, Scheuerman, Hoff, Donaldson
Absent: Jeffery

VII. COMMISSIONERS COMMENTS.

Commissioner Flores requested a list of all entitled projects in the city, including the dates of entitlement and any extensions granted. Director Bryant noted that the Planning and Building Department's monthly Progress Report contains this information, but that staff could be contacted for any additional information.

Commissioner Martin noted that the Novartis tilt up building on the east side of Hollis Street looked much better with the installation of windows. He also noted the nice, low fence at the Hollis Green Park maintained by Novartis, for which he had advocated, visible in the picture on the cover of the updated City Budget.

VIII. ADJOURNMENT

The meeting was adjourned at 7:23 p.m.