

**EMERYVILLE CITY PLANNING COMMISSION  
ACTION RECAP  
REGULAR MEETING  
DECEMBER 12, 2013**

**I. CONVENE, ROLL CALL, AND PLEDGE OF ALLEGIANCE**

The meeting was called to order at 6:30 p.m. by Chairperson Lawrence ("Buzz") Cardoza. Commissioners present: Lawrence ("Buzz") Cardoza, Vanessa Kuemmerle, Sean Moss, Kairee Tann, Steven Keller, Brad Gunkel and Gail Donaldson.

**II. PUBLIC COMMENT**

Ken Bukowski said all of the Planning Commission meetings will now be available for viewing on the internet. He also reported Café Aquarius is going out of business because the landlord has raised the rent 25%. He said there would be an event on Friday at the restaurant from 5 to 7 in an attempt to keep Café Aquarius at its present location.

**III. ACTION RECAP – October 24, 2013**

A motion was made to accept the Action Recap as submitted.

**Moved:** Kuemmerle

**Seconded:** Moss

**Vote:** Ayes: Cardoza, Kuemmerle, Moss, Tann, Keller, Gunkel  
Abstained: Donaldson

**IV. DIRECTOR'S REPORT**

Director Bryant reported on actions of the City Council at their meetings of November 5, November 19, and December 3.

**V. STUDY SESSIONS**

- A. 6701 Shellmound Street Residential Development ("Nady" Site) (UPDR13-004) – A study session to review a proposed 260-unit residential development on a 2.27 acre site located at 6701 Shellmound Street. CEQA Status: To be determined. General Plan Land Use Classification: Mixed Use with Residential; Zoning District: Mixed Use with Residential (MUR). (Applicant: AvalonBay Communities, Inc.)(Owner: Nady Trust U/D/T) (APN:49-1490-2)**

Miroo Desai, Senior Planner, presented the staff report. Applicant, Jeff White, with AvalonBay spoke briefly and introduced their architect, Clay Fry, who made a PowerPoint presentation and responded to questions from the Commissioners. Jeffrey Miller, Landscape Architect, also answered questions from the Commissioners.

The floor was opened for public comment.

Rob Arias asked for a condition stipulating no new Starbucks or the like at this location and road improvements.

The public comment period was closed.

Commissioners' comments:

The Commission felt that the design of the building needed to be more distinctive. Some of the suggestions included opening up the courtyard, adding balconies and making open spaces more usable by consolidation. One Commissioner also suggested elimination of non-residential spaces on the ground level and replacing it with residential units with stoops. It was commented that the project did not take advantage of potential views and that the building needed to be slimmer and taller. The Commission liked the unit-mix and the size of the units. It was suggested that the project improve connection to the Aquatic Park north of the project site and make use of more durable materials.

- B. Marketplace Redevelopment Project, Phase IB (FDP13-001)** – A study session to review a proposed Final Development Plan (FDP) for a revised Phase IB of the Marketplace Redevelopment Project Planned Unit Development (PUD04-12) that was approved by the City Council on August 5, 2008. The revised Phase IB would include demolition of the United Artist Theater building and its replacement with interim surface parking; relocation of Shellmound Street to the west; 26,500 square feet of retail space with 4 levels of parking; a 27,300 square foot grocery store; a 1,500 square foot restaurant pad; construction of 62nd Street as a private plaza; and construction of a portion of 63rd Street as a private street to serve the grocery store. CEQA Status: Environmental Impact Report for Marketplace Redevelopment Project PUD certified by City Council on January 15, 2008. General Plan Land Use Classification: Mixed Use with Residential; Zoning District: Planned Unit Development (PUD-2) (Applicant: City Center Realty Partners, LLC; Owner: AG-CCRP Public Market L.P.) (APNs:49-1556-1; -2; and -3)

Commissioner Keller recused himself due to a possible conflict of interest.

Miroo Desai, Senior Planner, made the staff presentation.

The applicant spoke briefly and Aaron Ashley, Architect for the project made a PowerPoint presentation.

The floor was opened for public comment.

Steven Keller, resident of Pacific Park Plaza, read a letter he had sent to the Commissioners sharing some of his concerns. He said the original PUD did not plan for such a localized/intense use as a grocery store. He said he did not believe there was a need for a fourth grocery store in the area. Also the 2008 PUD had a greater diversity/mix of uses that worked to balance the site use and neighborhood impacts. This proposal reduces the public benefits by removing existing bike lanes on Shellmound Street and puts bicyclist in the traffic, with sharrows. Additionally, the proposal reduces the amount of public park space in Christie Park that was promised in the 2008 PUD. He offered a number of recommendations, some of which were:

1. Have significantly less parking.
2. Have at least one taller building (take the building on Parcel E, place it atop the building on parcel D, and expand Christie Park as originally planned).
3. Remove the street parking on Shellmound and keep the existing bike lanes.
4. The conditions should require that the grocery store only be able to accept deliveries at its own loading dock or from the roof parking.
5. Some office space should be included in the project to increase the diversity of uses.
6. Transit passes must be provided for all housing units and transit stops must be integrated throughout the project site.
7. The applicant should submit an amendment to the Marketplace Redevelopment PDP for recommendation prior to any FDP applications.

8. When Fehr & Peers does their traffic study, they should actually survey the amount of traffic at the local grocery stores (Pak N Save, Berkeley Bowl West, and Trader Joe's – real world examples), and not just an archaic system of estimates from a book/table.

Ryan Homar, Emeryville resident since 2007, said he likes the project and suggested going back to the basics and get more tenants for the Marketplace.

The public comment period closed.

Commissioners' comments:

A majority of the Commissioners felt that the proposed project was in conformance with the approved Planned Unit Development/Preliminary Development Plan (PUD/PDP). It was agreed unanimously that Shellmound Street should retain bike lanes instead of the proposed "sharrows". Some of the Commissioners felt that parklets were more useful in "retrofitting" an existing situation; however, in this case, as Shellmound Street is being reconstructed, parklets may not be appropriate. There was a suggestion that the building on Parcel B needed to be broken up and that the west elevation of the garage needed more work. There was a concern regarding the operation of the proposed grocery store and how the circulation and loading would work. It was suggested that the applicant look into obtaining non-retail commercial tenants in addition to the retail tenants. A number of Commissioners commented that they would like to see the plaza be closed to auto traffic. It was noted that given its location, all four elevations of the grocery store building need to be designed as the "front". A concern about the workability of the proposed angle of Shellmound Street was expressed. Overall, it was suggested that the project needs to provide greater attention to pedestrian, bicycle and transit connections and improvements.

- C. **Emeryville-Berkeley-Oakland Transit Study (STUDY13-003)** – A study session to review and comment on existing conditions and potential options to improve transit in Emeryville, West Oakland and West Berkeley. The purpose of the study is to improve connectivity within the area as well as "last mile" connections to regional transit and destinations. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15262, which applies to feasibility and planning studies.

Associate Planner, Diana Keena, presented the staff report.

The floor was opened for public comments; there were none. The public comment period was closed.

Commissioners' comments:

The Commission identified needed connections and service improvements, offered ideas for efficiency and making room for transit on streets, supported requiring transit passes in new development, and discussed transit funding.

VI. **COMMISSIONERS COMMENTS** – None.

VII. **ADJOURNMENT** – 11:00 p.m.

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, JANUARY 23, 2014 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL 1333 PARK AVENUE, EMERYVILLE, CA 94608.**