

**EMERYVILLE CITY PLANNING COMMISSION  
ACTION RECAP  
REGULAR MEETING  
May 22, 2014**

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

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

**II. PUBLIC COMMENT**

None

**III. ACTION RECAP – April 24, 2014**

A motion was made to approve the March 27, 2014 Action Recap with changes from Commissioner Gunkel on item VI.C that “Epay” should be “Ipe”.

**Moved:** Tann

**Seconded:** Kuemmerle

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

**IV. DIRECTOR’S REPORT**

Director Bryant reported on recent City Council actions. He noted that the Council would be holding interviews for prospective Planning Commission candidates on Tuesday, June 3. He announced a community meeting on Thursday, May 29 at the Hyatt House Hotel concerning the design of the expanded Christie Avenue Park, which is a requirement of the Marketplace Redevelopment PUD.

He noted that the City Manager has released the proposed budget for the next two fiscal years and that the City Council will be holding a study session next Tuesday, May 27 and is expected to adopt the budget on June 17 [subsequently revised to June 3]. One of the key proposals is to combine the Economic Development and Housing Department with the Planning and Building Department to create a new Community Development Department. With the retirement of Economic Development and Housing Director Helen Bean, the Economic Development and Housing staff has already been folded in as a division in the Planning and Building Department since May 5.

**V. PUBLIC HEARINGS**

**A. Bay Street Easement Relocation (SUBDIV14-001)** – Consideration of a modification to a recorded Final Subdivision Map (Tract Map No. 7661) to relocate the easement for the Bay Street Extension north of Christie Avenue 13.00 feet to the east. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15305, which applies to minor alterations in land use limitations, 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. (Applicant: Alex Calder; Owner: Madison Manhattan Village LLC) (APNs: 49-1038-17 and -18)

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 for approval of the Bay Street Easement Relocation (SUBDIV14-001)

**Moved:** Tann

**Seconded:** Keller

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

- B. Pain & Rehabilitation Consultants' Management Group Parking Lot Rezoning and General Plan Amendment (REZONE14-001/GPA14-001)** – Consideration of a rezoning and General Plan Amendment to redesignate the proposed Pain & Rehabilitation Consultants' Management Group parking lot parcel at the northwest corner of Stanford Avenue and Doyle Street from PO Park/Open Space to MUR Mixed Use with Residential, and to add a Maximum Residential Density designation of 50/60 units per acre. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15332, which applies to 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. (Applicant: City of Emeryville; Current Owners: Emery PJ & CM LLC, and City of Emeryville) (Parcel B of proposed Parcel Map 10112, currently including all of APN 49-1041-67 and a portion of APN 49-1041-68.)

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

Miroo Desai, Senior Planner, made the staff presentation. Staff's recommendation to the Commission was that they recommend the City Council approve the General Plan Amendment and Rezoing as described in the report. She noted that the parcel map attached to the staff report was incorrect and displayed the correct parcel map. She also indicated that staff is modifying the recommendation to include the deletion of the green "Other Park Opportunity" circle from the Land Use Diagram.

Raymond Buddie, attorney for the property owners, spoke briefly.

The public hearing was opened.

Brad Gunkel, Emeryville resident, presented a PowerPoint presentation and urged the Commission to reject this proposal.

Adrian McGilly, Emeryville resident, said he agreed with Brad Gunkel and read a letter from ten residents voicing their disapproval of this proposal.

Judy Timmel, resident at 5514 Doyle, said adding more density to this area would be very bad. Traffic would be horrendous and the project is not beneficial to residents.

Linda Henderson, resident of 5514 Doyle, spoke briefly. She does not believe that the requested height limit should be approved. She also stated that the traffic is very bad at this location.

Darlene Cederborg, representing the doctors at this location, spoke briefly. She said they want to be good neighbors and only want the parcel rezoned back to the way it was previously zoned.

Sarah English, 5514 Doyle resident, said she moved to the neighborhood and part of the appeal was the park. She wants to preserve the family-friendly area.

The public hearing was closed.

A motion was made to accept staff's recommendation.

**Moved:** Moss  
**Seconded:** Cardoza  
**Vote:** Ayes: Moss, Cardoza  
Noes: Donaldson, Kuemmerle, Tann  
Abstained: Keller  
Recused: Gunkel

This motion failed.

A motion was made to approve the staff recommendation with the residential density modified to 20/35 on the PRC parcel, and the height limit reduced to 30'/No Bonus on the PRC and City parcels.

Moved: Keller  
Seconded: Tann  
Vote: Ayes: Keller, Tann, Cardoza  
Noes: Donaldson, Kuemmerle, Moss  
Recused: Gunkel

The motion failed.

A motion was made to reconsider the previous motion.

Moved: Moss  
Seconded: Tann  
Vote: Ayes: Donaldson, Keller, Kuemmerle, Tann, Moss, Cardoza  
Recused: Gunkel

A vote was then taken on the previous motion to approve the staff recommendation with the residential density modified to 20/35 on the PRC parcel, and the height limit reduced to 30'/No Bonus on the PRC and City parcels.

Moved: Keller  
Seconded: Tann  
Vote: Ayes: Keller, Tann, Moss, Cardoza  
Noes: Donaldson, Kuemmerle  
Recused: Gunkel

The motion passed.

There was a break at 8:10 p.m. to 8:20 p.m.

## VI. STUDY SESSION

- A. **Emeryville-Berkeley-Oakland Transit Study** – A study session to review options for improving transit in Emeryville, West Berkeley and West Oakland, including potential AC Transit route extensions, Connectors linking to BART stations, mode for Connectors (bus type or streetcar), features, and funding. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15262, which applies to feasibility and planning studies.

Associate Planner, Dianna Keena, presented the staff report and distributed information detailing the Transit Study Options.

The public comment period was opened.

Betsy Cooley, Emeryville resident who lives on the peninsula, said she would like to see her area on the map. She said she would also like to see other modes of transportation on the map. She said they were having problems getting funding for the Emery-Go-Round.

The public comment period was closed.

The Commission recommended combining a north-south route between West Berkeley and West Oakland via Hollis Street with a C-shaped route between the Ashby and MacArthur BART stations via Shellmound Street. The Commission also recommended working with Oakland, Berkeley, Albany and El Cerrito; and using paid parking to fund service.

## VII. COMMISSIONERS COMMENTS

Chair Cardoza thanked Planning Director, Charlie Bryant, for organizing the Special Meeting – Retreat/Bus Tour of family-friendly affordable housing projects in Berkeley and Oakland on Saturday, May 17<sup>th</sup>.

Commissioners Tann and Keller said they were going to an EBMUD Project Update meeting and will bring a report back to the Commission.

## VIII. ADJOURNMENT – 9:03 p.m.

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, JUNE 26, 2014 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL 1333 PARK AVENUE, EMERYVILLE, CA 94608.**