

**EMERYVILLE CITY PLANNING COMMISSION
ACTION RECAP
SPECIAL MEETING
October 2, 2014**

I. CONVENE, ROLL CALL, AND PLEDGE OF ALLEGIANCE

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

II. PUBLIC COMMENT

None

III. ACTION RECAP – July 24, 2014

A motion was made to approve the July 24, 2014 Action Recap.

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

IV. DIRECTOR'S REPORT

Director Bryant reported on recent City Council actions. He also reminded the Commission that the annual Celebration of the Arts exhibition will run from October 11 to November 2, with an opening reception on October 10; and that the next Commission meeting will be on October 30 rather than the regular date of October 23.

V. PUBLIC HEARINGS

A. Housing Element – Consideration of a recommendation to the City Council to adopt the 2015-2023 Housing Element of the General Plan. CEQA Status: An addendum to the General Plan Environmental Impact Report (EIR) has been prepared; the General Plan EIR was certified by the City Council by Resolution No. 09-207 on October 13, 2009.

Staff presentation was made by Consultant, Kim Obstfeld. Staff was requesting the Commission approve the Housing Element and recommend to City Council for adoption in November.

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

The Commission complimented the staff on a job well done.

A motion was made to approve the Housing Element and forward to the City Council for adoption.

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

Commissioner Keller requested that Item VI.C, the affordable housing project of 3706 San Pablo Avenue be heard first. The other Commissioners agreed with this change.

Chair Moss asked that Commissioners disclose any conflicts of interest or ex parte communications. Commissioner Keller indicated that he had been advised by the City Attorney and Director that he did not need to recuse on the Marketplace items. Commissioners Keller, Kuemmerle, Cardoza, and Moss said they had met with the developers, AvalonBay, for the two Marketplace projects.

VI. STUDY SESSIONS

- C. **3706 San Pablo Avenue Affordable Housing (UPDR14-001)** – A study session to review a proposed 87-unit affordable housing development with 6,130 square feet of commercial space and 115 parking spaces in a six story structure on a site of approximately 1.12 acres on the east side of San Pablo Avenue between 37th Street and West MacArthur Boulevard, which is partially in the City of Oakland. CEQA Status: To be determined. General Plan Designation: Mixed Use with Residential, Neighborhood Retail Overlay, and Major Transit Hub; Zoning Classification: Mixed Use with Residential South (MURS), Neighborhood Retail Overlay (NR), Pedestrian Priority Overlay (PP) and Transit Hub Overlay (TH). (Applicant: EAH Housing)(Owner: City of Emeryville) (APNs: 012-951-11; 49-951-4-2, -5-1, -6-1, and -7)

Senior Planner, Miroo Desai, presented the staff report.

The applicant was not aware the item was going to be moved up on the agenda and was not present at the time. While waiting for the applicant, the Commission heard Item VI.D.

- D. **Emeryville-Berkeley-Oakland Transit Study (STUDY13-003)** – A study session to review the draft report from this study for improving transit in Emeryville, West Berkeley and West Oakland. The report describes and evaluates proposed incremental short-term improvements, an enhanced bus from West Berkeley through Emeryville to West Oakland BART and Jack London Square, and streetcar lines connecting MacArthur BART to central Emeryville (supplementing the Emery Go-Round) and West Oakland 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, made the staff presentation.

The floor was opened for public comments.

Emeryville resident, John Scheuerman expressed his thanks for the reception he received for his PowerPoint presentation regarding this item. He encouraged the Commission to keep in mind that this is a forward thinking project. He also referred to the earlier comments he had submitted by e-mail.

The public comment period was closed.

Commissioners' comments included wanting to see a direct line to downtown Berkeley from Emeryville; that San Pablo is the most natural route for a streetcar; concerns about accessibility of streetcars during rush hour; that West Oakland should be developed as a direct route from Emeryville; bus accessibility to downtown Berkeley and San Francisco; that streetcars run better on an off-street right-of-way rather than a street; that this is a great economic tool; that San Pablo Avenue already has a well serviced bus line; and

that there are too many bus stops on Market Street, and they could be cut in half.

The Commission then returned to Item VI.C.

The applicant arrived after the presentation of Item VI.D and addressed the Commission. The architect, Jessica Musick, KTGy, made a brief PowerPoint presentation and responded to questions.

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

Commissioners generally expressed appreciation for the design, including the contemporary look, outdoor spaces, arcade, corner lobby, overlook, laundry, and garage areas. Commissioners said they would like to see a restaurant in the retail space, bike lockers, elevators to the courtyard, opening up the corner, and implementing the AC Transit Easy Pass Program.

There was a break from 8:55 to 9:05. The Commission then returned to Item VI.A.

- A. Marketplace Redevelopment Project, “Shellmound Site” (FDP14-002)** – A study session to review a proposed Final Development Plan (FDP) for a revised Phase IC/II on “Parcel A” (“Shellmound Site”) of the Marketplace Redevelopment Project Planned Unit Development (PUD04-12) that was approved by the City Council on August 5, 2008. The project would include approximately 218 rental apartment units, 15,000 square feet of retail space, and 289 parking spaces in a seven story structure on a site of approximately 2.02 acres north of the Hyatt House Hotel and west of the Union Pacific railroad line. 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 and Major Transit Hub; Zoning District: Planned Unit Development (PUD-2) (Applicant: AvalonBay Communities, Inc.)(Owner: AG-CCRP Public Market L.P.) (APN: 49-1556-3)

Senior Planner, Miroo Desai, made the staff presentation and requested the Commission to provide comments on the proposed property.

Jeff White, AvalonBay, addressed the Commission and introduced Mark Stefan of City Center Realty Partners, who gave an overview of the Marketplace project. Tom Cox, TCA Architects, then made a presentation on the proposed building and responded to questions.

The public comment period was opened.

Lisa Findley, 6019 Christie Avenue, said the project should comply with the PUD in terms of the bridge over the railroad.

Resident, John Scheuerman, said this project does not conform to the PUD. He reiterated comments he had submitted by e-mail: The “Shellmound Site” provides an opportunity to create a very convenient and functional bus hub by making 63rd Street more of a street and less of a driveway. Buses, bike share pod, streetcars, and casual carpool can be supported. This transit node will energize the surrounding area. The connection to the pedestrian bridge offers great opportunity to improve a very poor connection and create an exceptional pedestrian experience. The current design, as proposed, misses the mark. It literally puts cars in front of pedestrians. In this Transit

Oriented Development, the priorities should be: 1) Pedestrians/Bikes connecting to Amtrak and bus Hub 2) Transit 3) Cars

Emeryville resident of the Terraces, Parissa Peymani, said this project appears “box like”, does not show any ingenuity, is very unattractive and is going to block her view.

Emeryville resident of the Terraces, Stephane Ruct, stated displeasure for the project, and said it would fill up the open spaces with big boxes. He said the original approval called for a taller building to the north of the bridge, with a shorter building to the south to preserve views of the Bay from the Terraces. He also said he supports ownership housing, not more rental projects.

An unidentified speaker from the Terraces said the proposed parking is inadequate, and that the building would block views of the trains at the Amtrak station currently enjoyed by people and their children.

The public comment period was closed.

There was extensive Commission discussion about the location of the stairs leading to the pedestrian bridge over the railroad, and their relationship to the elevator, retail space, and vehicular circulation. Most Commissioners said they would prefer that the stair connection to the bridge go straight out to Shellmound Street, as shown in the approved PUD. Commissioners expressed general dissatisfaction with the design of the building, including the back side facing the railroad. The proposed color scheme and the locations of the courtyard, lobby, and driveway were questioned. There was consensus that the building massing should reflect what was approved in the PUD, with a lower volume to the south of the bridge so as to preserve views from the Terraces, and possibly a taller volume to the north.

- B. Marketplace Redevelopment Project “Theater Site” (FDP14-003)** – A study session to Review a proposed Final Development Plan (FDP) for a revised Phase IC/II on “Parcel D” (“Theater Site”) of the Marketplace Redevelopment Project Planned Unit Development (PUD04-12) that was approved by the City Council on August 5, 2008. The project would include approximately 216 rental apartment units and 2909 parking spaces in a seven story structure on a site of approximately 1.79 acres on the site of the former United Artists Theater southwest of the intersection of 64th and Shellmound Streets. CEQA Status: Environmental Impact Report for Marketplace Redevelopment Project PUD certified by City Council on January 15, 2008. General Land Use Classification: Mixed Use with Residential and Major Transit Hub; Zoning District: Planned Unit Development (PUD-2) (Applicant: AvalonBay Communities, Inc.) (Owner: AG-CCRP Public Market L.P.) (APN: 49-1556-1)

Senior Planner, Miroo Desai, presented the staff report and requested the Commission to provide comments on the proposed site.

Tom Cox, TCA Architects, spoke and responded to questions

The public comment period was opened.

Resident, John Scheuerman, said looking at the individual Marketplace project loses the big picture, and this project provides an opportunity to coordinate pedestrian and transit planning for the area. He suggested expanding 63rd Street to provide for all modes.

The public comment period was closed.

At approximately 11:20 p.m., the Commission agreed by consensus to extend the meeting for 15 minutes beyond the mandated adjournment time of 11:30 p.m.

Commissioners expressed acceptance of the building as all-residential with no retail. However, several Commissioners said they would like to see a greater percentage of larger units, and more family-friendly amenities. There was discussion of which sides to locate the ground floor townhouse units, with no real consensus. It was noted that the “alley” to the west faces a blank wall on the ground floor of the 64th and Christie building, 63rd Street will face the back side of the future grocery store, Shellmound Street faces the railroad tracks, and 64th is a relatively “dead” street. It was suggested that townhouses on the ground floor could make the “alley” more inviting. A comment was made that the building feels isolated, and it was suggested that a pedestrian connection be made across “Parcel C” to line up with the existing alleyway between the office tower and retail building to the south.

VII. COMMISSIONERS COMMENTS

Commissioner Tann announced the following events: Rockridge’s Out and About Event – October 12, 2014; Emeryville Arts Festival – October 10, 2014; Emeryville Harvest Festival – October 26, 2014

Commissioner Keller noted that the new bakery on 65th Street will be having a grand opening on October 18.

VIII. ADJOURNMENT – 11:48 p.m.

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