

**EMERYVILLE CITY PLANNING COMMISSION  
ACTION RECAP**

**THURSDAY, MAY 24, 2007**

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

The meeting was called to order at 6:30 p.m. by Chair Jim Martin. Commissioners present: Arthur Hoff, Patricia Jeffery, James Martin, Gail Donaldson, Frank Flores and Lawrence Cardoza. Paul Germain, excused absence.

**II. CITIZENS TO BE HEARD**

None

**III. ACTION RECAP – April 26, 2007**

Commissioner Jeffery moved approval and the motion was seconded by Commissioner Donaldson. The Action Recap was approved without exception.

**IV. DIRECTORS REPORT**

Director Bryant reported on the two City Council/Redevelopment Agency meetings that have occurred since the last Commission meeting.

On May 1, 2007, "Y-Plan" students from Emery Secondary School gave a presentation at a study session on their ideas for planning the future of Emeryville. The Redevelopment Agency approved a contract for the design of the South Bayfront pedestrian/bicycle bridge, and an ad hoc project committee to oversee the design process, which will be made up of the same nine people who were on the consultant selection panel. The Council approved a contract with LSA to prepare an EIR for the 39<sup>th</sup> and Adeline project. The Council also adopted a goal of reducing greenhouse gas emissions by 25% below 2004 levels by 2020, and expanded the Climate Change Task Force that was created last December to a total of 15 members, including one Planning Commissioner. The Council approved plans and specifications for temporary Triangle traffic calming measures. (These were reviewed with the neighborhood on Saturday, May 5.) Finally, the Council reviewed a proposal for development fees for parks and general government facilities. The Finance Director has met with developers and it will be revised and brought back.

On May 15, the Council held a study session on the Affordable Housing Set Aside Ordinance, and introduced an ordinance making Planning Commission compensation optional. Final passage will occur on June 5 and it will be effective July 5, after which Planning Commissioners will again be compensated.

The General Plan Update Steering Committee held three community workshops in April. A total of about 130 people attended, with 14 breakout groups altogether. The report on the workshops from MIG is due in a few weeks and will be discussed at the June 26 Steering Committee meeting. The most recent committee meeting was held last Tuesday, May 22. Discussion focused on Transit Oriented Development and transportation aspects. In the coming months, the committee will be working towards a preferred plan, considering land use, building form and height, open space, and transportation aspects. The committee will also hold a special meeting on a Saturday in July for a tour of the "change areas".

The Park Avenue District Advisory Committee held its most recent meeting on Wednesday, May 9. The committee heard an update of projects in the district and the status of the implementing ordinance. The Park Avenue plan received an award from the Northern Section of the California Chapter of the American Planning Association, and staff and committee members attended an awards dinner on May 18. We are now in line for an award from the state chapter.

## V. PUBLIC HEARINGS

- A. **Peet's Office Expansion, 1400 Park Avenue (UP07-04, DR07-06)** – Consideration of modification of Conditions of Approval to limit delivery trucks in the parking area to 8:00 a.m. until 6:00 p.m. Monday through Friday. The Planning Commission approved this project on April 26, 2007. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15332 which applies to projects that qualify as in-fill development. General Plan Designation: Industrial (I). Zoning District: Light Industrial (I-L) and Park Avenue Overlay District (P-A) (Applicant: Peet's Coffee and Tea; Owner: Emeryville Properties LLC) (APN: 49-1033-2).

Commissioner Jeffery recused herself due to a possible conflict of interest.

Associate Planner, Diana Keena, presented the staff report, with an amendment to the conditions for delivery hours to reflect 8:00 a.m. to 6:00 p.m., seven days a week and prohibiting tractor-trailers on weekends.

The public hearing was opened.

Todd Wright, representing Peet's Coffee, commented on the request from the Artist's Co-op to add additional language to the conditions of approval. He also stated that he was informed that the Appeal that the Co-op had filed would be withdrawn if they changed the language to the conditions.

Sharon Wilchar, liaison for the Artist's Co-op, said she was not aware of any discussions to withdraw the appeal. She stated the proposed change to the delivery hours is acceptable. However, there are still parking concerns, and the appeal will go forward based on that.

The public hearing was closed.

Motion: To approve the modifications to the conditions of approval relating to limiting the time for the delivery trucks in the parking area to 8:00 a.m. until 6:00 p.m., seven days a week with tractor-trailers limited to Monday through Friday.

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

- B. **Courtyards at 65<sup>th</sup> Street Temporary Banner Sign, 1465 65<sup>th</sup> Street (SA07-09)** –Major Sign Application to display a temporary advertising banner at an existing residential development. Sign area is greater than that allowed by the Zoning Ordinance to be approved administratively. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15311(a), which applies to placement of on-premises signs at existing facilities. General Plan Designation: Industrial (I). Zoning District: Light Industrial (I-L) and North Hollis Overlay District (N-H). (Applicant: Tory Hill; Owner: Alliance Residential) (APN: 49-1543-1)

Susan Summerford, Planning Technician, presented the staff report, with staff's recommendation for approval.

Katie Booker, assistant property manager for the Courtyards, spoke briefly as to the need

for displaying this banner.

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

Commissioner Hoff suggested the sign be allowed to remain for only six months.

Commissioner Flores said it is typical to keep advertising signs up for a year due to high turnover.

Commissioner Martin said he has concerns with the size of the sign and the City endorsing this large type of signage. He concurs with Commissioner Hoff that the sign should remain up for only six months in view of the fact that the sign has been up since the first of the year.

Motion: To approve the temporary advertising banner at the Courtyards for six months, instead of the 12 months originally requested.

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

- C. **Floor Area Ratio Increase, 1207-1209 54<sup>th</sup> Street (UP 07-06)** – Conditional Use Permit to increase the floor area ratio (FAR) in excess of the allowable 0.5 in an existing triplex. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15303(a), which applies to new construction or conversion of up to six multi-family dwelling units in urbanized areas. General Plan Designation: Medium Density Residential (M); Zoning District: Medium Density Residential (R-M). (Applicant/Owner: Tom Dannenberg) (APN: 49-1183-21)

Susan Summerford, Planning Technician, presented the staff report.

Commissioner Jeffery said the applicant had not provided any site plans, and there appears to be parking issues.

Planning Director, Charles Bryant, suggested this item be continued to the next meeting in view of the fact that the applicant was not present.

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

Commissioner Martin requested a landscape plan and schematic for the garage.

This item was continued to the next meeting.

- D. **Doyle-Hollis Park, Doyle-61st-Hollis-62<sup>nd</sup> Street Block (UP07-05, DR07-09)** – Conditional Use Permit and Design Review for a proposal to develop a 1.6-acre park including a lawn, play area, basketball court, seating area and rest room building. CEQA status: This project is exempt from environmental review under the "General Rule" at 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: Open Space (O-S); Zoning District: Outdoor Recreation (O-R) and North Hollis Overlay District (N-H) (Applicant/Owner: Emeryville Redevelopment Agency) (APN: 49-1480-1 and 49-1480-2-1).

Diana Keena, Associate Planner, presented the staff report.

Commissioner Donaldson recused herself due to a possible conflict of interest.

Linda Gates, with Gates & Associates landscape architects, made a PowerPoint presentation

Margaret Brown, who sells play equipment, explained the maintenance of the "Rocks and Ropes" playing surface and the durability of the surface materials and cables for the ropes.

Rudy Pakravan, with Endres Ware architects, continued with the PowerPoint presentation.

There was considerable discussion regarding the play structures, safety issues and lighting.

The public hearing was opened.

Gail Donaldson, resident at 1286-61<sup>st</sup> Street, said she hopes the plum trees would remain and that a big, substantial tree would be nice. She also said the stage on the north side of the lawn should be removed. She likes pieces of the mural for the restrooms and how the history is reflected in them. She would like to have the restrooms locked at night. She likes the texture of the walls which will prevent children from climbing and looking into the restrooms.

Lynn Perkins of 1258A – 64<sup>th</sup> Street said she would like to have the bathrooms locked at night and the stage eliminated.

The public hearing was closed.

Commissioner Flores said the landscaping plans look great. He likes the play structures. He likes the rocks, ropes, "supernova" and big olive tree. He suggested adding stand alone spikas.

Commissioner Cardoza would like to have the stage on the north side of the lawn removed.

Commissioner Martin would like to see flowering shrubbery and spectacular trees added to this project. He would like to see a big tree planted to be used for climbing. He would like the seat wall eliminated. Maybe the restroom gate could be locked at night and eliminate the green roof. He said he would also like the seats to have backs. Also, he suggested motion activated sensors for the fence, but make it simple like the fence around the Community Gardens. Get rid of the cat-tails. Keep the truss over the entrance. Keep the project simple and elegant.

Commissioner Hoff suggested adding rods between the seats to prevent people from sleeping on them.

Commissioner Jeffery said she would like to eliminate one seat wall, because it makes it too cluttered. Perhaps a different shape for the fountain, maybe Amoeba shaped. She thinks the restroom needs to be secure at night. She also said she prefers the greenwall concept.

Motion: To approve project with design changes as discussed by the Commissioners.

**Moved:** Jeffery  
**Seconded:** Hoff

**Vote:** Ayes: Flores, Hoff, Jeffery, Martin, Donaldson, Cardoza  
**Recused:** Donaldson  
**Absent:** Martin

## VI. COMMISSIONERS COMMENTS

Commissioner Donaldson asked if the sign regulations are being updated; staff replied that they are. She also wanted to know the status of the trees by the Glashaus project. Director Bryant said he would get that information for her.

Commissioner Martin commented on the lack of trees and landscaping on the east side of Bay Street. He noted there are dead trees on Overland Street by the Courtyards and some trees need replacing on the north side of 65<sup>th</sup> Street.

Commissioner Jeffery asked if the dead landscaping at the East Bay Bridge shopping center was going to be replaced.

Director Bryant said the Community Preservation Committee met with consultant Sudish Mohindroo, who will be making a presentation to the property owner for improvements. The Commission requested follow-up on enforcement of the conditions regarding replacing the dead landscaping.

Commissioner Martin said he had gone out and looked at the sidewalk cutouts at Granite Expo and had concluded that using rubber matting, as suggested by staff, was not a big deal. The rest of the Commission agreed. He asked about the roof fire that had occurred recently; Director Bryant said it was being repaired.

Commissioner Donaldson requested that the missing trees in the concreted tree wells at the 61<sup>st</sup> Street mini-park be replaced, and that the plants along the fence be fixed.

## VII. ADJOURNMENT – The meeting was adjourned at 9:50 p.m.