

**EMERYVILLE CITY PLANNING COMMISSION
ACTION RECAP**

THURSDAY, OCTOBER 25, 2007

I. CONVENE, ROLL CALL, AND PLEDGE OF ALLEGIANCE

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

II. CITIZENS TO BE HEARD

None

III. ACTION RECAP – August 23, 2007

Corrections were made by Commissioners Donaldson and Jeffery. A motion was made by Commissioner Donaldson and seconded by Commissioner Jeffery to accept the action recap after corrections. Motion approved without exception, with the noted corrections.

IV. DIRECTOR'S REPORT

Director Bryant introduced and welcomed the new Economic Development and Housing Director, Helen Bean.

He then reported on actions by the City Council at their meetings in October.

On October 2, the Council heard a report on the status of the Triangle traffic calming measures, including a community meeting that had been held at the Senior Center the previous evening, and directed staff to remove all the median islands and the diverters on 43rd and 45th Streets, and to replace them with traffic circles.

On October 16, the Council heard a report on the South Bayfront Pedestrian/Bicycle Bridge and agreed with the committee recommendation to eliminate certain design alternatives from further consideration. They approved the Housing Element Implementation Report for submission to the State Housing and Community Development Department. They continued making appointments to the two vacancies on the General Plan Update Steering Committee until the November 20 meeting. The Council approved the General Plan Amendment and Rezoning for the Bakery Lofts Phase IV project. The General Plan Amendment, which is by resolution, took effect immediately upon passage. The rezoning, which is by ordinance, will come back for a second reading on November 20, and will take effect 30 days later, on December 20. Finally, the Council considered a recommendation from the Transportation Committee to allow the Bicycle and Pedestrian Advisory Subcommittee to advise the Planning Commission directly on development projects. The Council referred this to the Planning Commission for advice. This will be placed on the Commission's next agenda, and is to go back to the Council in January.

The General Plan Update Steering Committee had two meetings in October, on the 9th and 23rd. On October 9, the Committee completed its discussion on transportation issues, including pedestrians, bicycles, and transit; and had a discussion on parks and open space. On October 23, the Committee reviewed the consultant's table and maps summarizing the Committee's previous discussions on land use, density, and building height for each change area, and provided corrections, clarifications, and further comments. At the November 27 meeting, summary tables and maps of the Committee's previous discussion on transportation and open space will be presented for review and confirmation. The Committee decided to hold a special meeting on Tuesday, December 11 to finalize the preferred plan, after Dyett & Bhatia has had a chance to analyze the transportation and fiscal impacts of the proposals. This will be followed by

a presentation of the preferred plan to a joint meeting of the Planning Commission and City Council early next year.

Director Bryant then reported back on items from previous Commission meetings. Concerning the curb and gutter work on north side of 65th Street, this was done by Pulte as part of the utility undergrounding for the Glashaus project across the street. New underground services to the properties on the north side of the street resulted in the curb and gutter having to be replaced. Also, an old railroad track that crossed the street was removed and the street had to be regraded and curb, gutter and sidewalk replaced. Except for the where the railroad track was, there was no sidewalk work done, so the tree wells were not affected. That is why they weren't enlarged. Concerning the Park Impact Fee, Muni Financial is wrapping up its study comparing our development impact fees with those of seven other nearby cities (Alameda, Albany, Berkeley, El Cerrito, Oakland, Richmond, San Leandro). Their report is expected in early November. Developers have also said they would do their own study, but we haven't heard anything about that since meeting with them. The Muni Financial study will be presented to the Finance Committee in November or December and developers will be invited to review it. What happens after that will depend on direction from the Finance Committee.

- A. **Planning Commission Schedule.** The 2008 Planning Commission meeting schedule was approved by consensus by the Commission.
- B. **Quarterly Update on East BayBridge Center.** Community and Economic Development Coordinator Michelle DeGuzman reported that staff has had several discussions with Catellus, the owners of the center, since the "Vision Plan" prepared by SZFM was presented to the Commission in July. Currently, they are in the process of undertaking a legal review of some key leases to determine what lease covenants might impact their ability to undertake a redevelopment effort. They are particularly looking into the Expo parcel as this is a critical component to any redevelopment scenario. They expect that the lease review process will be completed by early November. Once they have a better understanding of the lease issues Catellus and ProLogis senior management will discuss the feasibility of moving forward.

V. STUDY SESSIONS

- A. **Papermill Project, 5780 Hollis Street (UP07-07/DR07-11)** – A Study Session on a proposal to construct 168 residential units, 5 live-work units, 3 flexible space units and 10,222 square feet of ground floor retail space in two buildings on a 2.35 acre site bounded east-west by Doyle Street and Hollis Street and north-south by Powell Street and Stanford Avenue. The existing two-story building on the western half of the site will be demolished. The brick façades on three sides of the existing one-story building on the eastern half of the site will be retained and incorporated into the proposed project. The existing City parking lot to the south of the site will be replaced by an extension of Stanford Avenue Park. CEQA Status: Initial Study/Mitigated Negative Declaration being prepared. General Plan Designation: Mixed-Use (M-U); Zoning Classification: Mixed-Use (M-U) (Applicant: Archstone Smith) (Owner: API Emeryville Parkside, LLC; Diversified Holdings; City of Emeryville) (APN: 49-1317-1-1; 49-1041-66; -67; and -68)

Senior Planner, Miroo Desai, presented the staff report.

Amir Massih with Archstone Smith made a PowerPoint presentation. He discussed changes to the project which included the following:

- Additional Lobbies
- Common Spaces
- Flex Space
- 3 Bedroom Units
- Pedestrian Circulation

Public Comments

Laura McCamry said she likes the project and thanked the applicant for the neighborhood meetings. However, the following concerns were expressed: traffic, safety for children, ample bicycle parking, lack of transit services, more live work spaces, and ingress on Powell. She suggested the City partner with the developer and make sure retail is local services.

Judy Timmel agreed with previous speaker. She expressed concerns with the density of the project and said the number of three bedroom units should be increased. She said the community should have some input as to the type of retail being allowed here. Concerns were expressed with the pedestrian and bicycle flow and disappointment with the materials of the building.

Commissioner Comments

- Access between the buildings should be open.
- One entrance is enough.
- Larger windows needed
- Design should follow the architecture of the old building.
- Lower Density
- More building articulation
- Access to the west side of the project
- Building mass too large
- Have parking on ground level
- Ground Density should be reduced
- Sculpting needs to be done
- Glass on the Hollis side of the building
- Setbacks
- Open up courtyard
- If density bonuses are allowed, City should receive something in return
- The use of more transparent materials
- We want to say "WOW" about the project, but this design does not generate a "WOW"!

B. National Holistic Institute, 1290 59th Street (UP07-11/DR07-17) – A Study Session on a proposal to reuse an existing vacant warehouse to establish offices and classroom area for the National Holistic Institute massage school that is currently located at 5900 Hollis Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301 which applies modifications to existing structures. General Plan Designation: Mixed-Use (M-U); Zoning Classification: Mixed-Use (M-U) (Applicant: National Holistic Institute) (Owner: 59 Doyle, LLC and Janefredrick LLC) (APN: 49-1476-5; -6; and -7)

Senior Planner, Miroo Desai, made the staff presentation.

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

Mason Meyers, President of National Holistic Institute thanked the staff for the careful overseeing of the projects coming into the City. He made a few comments on what this business is about and their contribution to the City. He made a brief overview of the project.

Kava Massih, architect for the project, made a brief presentation.

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

Commissioner Martin said he does not like the trash enclosure onto the sidewalk; it should be contained in the parking area. He suggested hedges around the edge of the property to

separate the pedestrians from the parking area. There should be no curb cut through Beaudry. He likes green at the edge of the building between the building and pavement.

Commissioner Jeffery said they need some bike racks across from the greenway in the front. She also suggested keeping curb cuts for egress purposes.

There was a break from 9:10 to 9:20.

VI. PUBLIC HEARINGS

- A. **Avenue 64 Project Identification Sign, 6335 Christie Avenue (SA07-23)** – A Major Sign permit for installation of a 22 feet long by 4 feet high permanent project identification sign located on the west elevation (facing the freeway) of the Avenue 64 apartment complex. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15311(a) which applies to on-premise signs. General Plan Designation: Mixed Use (M-U); Zoning Classification: Mixed Use (M-U); (Applicant: Scott AG) (Owner: BRE Properties, Inc.) (APN: 49-1492-2)

Miroo Desai, Senior Planner, made the staff presentation.

Ray St. Francis, the applicant for Scott Architectural Graphics, made a brief presentation.

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

A motion was made to approve the major sign permit for the Avenue 64 project.

Moved: Cardoza
Seconded: Jeffery
Vote: Ayes: Jeffery, Martin, Cardoza, Donaldson
Noes: Hoff
Absent: Baranco and Flores

- B. **Shellmound Design Guidelines** – Proposed design guidelines for pedestrian and streetscape improvements to Shellmound Street between Christie Avenue and 64th Street, to be integrated into the final design of the Marketplace Redevelopment Project and the South Bayfront (Bay Street) Site B Development Project. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301(c) which applies to modifications to existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities.

Michelle DeGuzman, Project Coordinator in the Economic Development & Housing Department made the staff presentation.

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

The public hearing was opened.

Denise Pinkston representing MarketPlace properties said they support the goals of the Guidelines. The tenants definitely want more signage, and the restrictions on signs placed above 20 feet that distract from the pedestrian experience need to be clarified. She requested the Guidelines be broadened to include flexibility when dealing with the facades.

The public hearing was closed.

Commissioner said he did not feel comfortable making recommendations to the Redevelopment Agency until the Nelson Nygaard review of the Big 4 project is completed.

Commissioner Hoff suggested approving the Guidelines now and incorporating the changes as they are completed.

Commissioner Jeffery agreed with Commissioner Martin, she does not feel comfortable not knowing what the Nelson Nygaard Report has to say.

Chair Martin directed that the Guidelines be forwarded to the Redevelopment Agency without a recommendation from the Commission.

- C. MacArthur San Pablo Mixed Use Project (UP06-14/DR06-15)** – A Conditional Use Permit and Design Review to construct a 5-story condominium building with 84 residential units, 10 work-live units and 5,650 square feet of ground level retail space on an approximately 47,000 square foot site on San Pablo Avenue between 37th Street and West MacArthur Boulevard, which is partially in the City of Oakland. The project includes demolition of existing buildings which are classified as “significant” under Article 67 of the Zoning Ordinance, “Demolition of Significant Structures”, and therefore will require City Council approval. CEQA Status: An Initial Study has been prepared for the project with the finding that a Mitigated Negative Declaration can be adopted. A Notice of Intent to Adopt a Mitigated Negative Declaration was circulated for public review on August 31, 2007. General Plan Designation: Commercial (C); Zoning Classification: General Commercial (C-G) (Applicant: Natoma Architects/St Stanley Saitowitz) (Owner: Mark Midgal) (APN: 12-951-11; 49-951-4-2, -5-1, -6-1, and -7).

This item was continued to a Special Meeting which will be held on November 15th at 6:30 in the Council Chambers.

VII. COMMISSIONERS COMMENTS

Commissioner Martin read project comments submitted by Commissioner Flores who was unable to attend the meeting tonight.

Commissioner Donaldson said she attended the American Planning Association California Chapter conference in San Jose last month. There were interesting sessions on Level of Service analysis, green buildings, etc., and she has lots of materials which others are welcome to review.

Commissioner Martin showed a flyer for the house at 6315 Vallejo Street which is being sold as a “fixer”. This is the site of the Vallejo Gardens project that was approved earlier by the City Council, including demolition of the house which was considered “uninhabitable”. It is selling for half a million dollars.

VIII. ADJOURNMENT – 11:00 p.m.