

**EMERYVILLE CITY PLANNING COMMISSION  
ACTION RECAP  
FEBRUARY 28, 2008**

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

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

**II. PUBLIC COMMENT- None**

**III. ACTION RECAP – January 24, 2008**

Motion to approve the action Recap was made by Commissioner Jeffery and seconded by Commissioner Donaldson; the Action Recap was approved without objection.

**IV. DIRECTORS REPORT**

Director Bryant reported on actions by the City Council/Redevelopment Agency at their February meetings. On February 5, the Agency extended the Exclusive Negotiating Agreement with Wareham for the Transit Center. The Agency also approved issuing a Request for Proposals for a strategic plan for development of the cultural arts center. The Agency agreed to consider an elevator at one or both ends of the South Bayfront pedestrian/bicycle bridge, and to consider increasing the budget if elevators are included in final plan. The City Council appointed Jeanne Casey and Anne Mains to the Park Avenue District Advisory Committee. On February 19, the City Council approved an amendment to the MIG contract for further help in the General Plan Update, and approved a contract with ESA to prepare a Negative Declaration on the Amyris Biofuel Pilot Plant on 59<sup>th</sup> Street, which will be coming to the Commission for a Use Permit in March.

The General Plan Update Steering Committee met on February 26 and finalized discussions of the draft preferred plan. This will be presented at a joint meeting of the Planning Commission and City Council on Saturday, March 22 from 9 am to 1 pm in the Council Chambers.

Director Bryant then reported back on items raised by the Commission at previous meetings. He showed an aerial photograph of the fence on the north side of Powell Street west of Shellmound Street under the bridge, and requested clarification from the Commission about their specific request for its removal. The Commission confirmed that the fence shown in the photograph was the one in question. Director Bryant reported that he had discussed its removal with the Public Works Director, who supports the idea but first intends to refer it to the Public Works Committee for comment. Director Bryant also showed an aerial photograph of the southeast corner of the East BayBridge Shopping Center, behind Pak 'N Save, and requested Commission clarification as to which landscaping was of concern to them. The Commission indicated that it was the landscaped area on the east side of the concrete wall, adjacent to the Adeline Place project site. Director Bryant indicated that he would follow up on this.

**V. PUBLIC HEARINGS**

**A. Krubiner Pre-fabricated House, 5507 Beaudry Street (UP08-01/DR08-01/VAR08-01)**

A Conditional Use Permit and Design Review to construct a 2,053 square foot prefabricated single family residence on a 2,940 square foot vacant parcel. The project includes a front setback variance to allow an 11 foot front setback where 18 feet is the required minimum. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15303 which applies to small, new structures. General Plan Designation: Medium Density Residential (M); Zoning Classification:

Medium Density Residential (R-M). (Applicant/Owner: Seth Krubiner) (APN: 49-1313-13).

Senior Planner, Miroo Desai, made the staff presentation. Staff recommended approval of this project.

Applicant, Seth Krubiner, spoke briefly. He stated this project is green, modular and architecturally great. Bob Swatt of Swatt Architects presented a short PowerPoint presentation explaining how the project would be constructed.

Jennifer Massey, property owner at 5505 Beaudry Street, which is next to the proposed project, stated she supports this project. She likes the module idea and that it poses less pollution and noise.

Alex Bergtran, of 5532 Doyle, said it is an awesome project. Emeryville should be proud of this project.

Joshua Simon, of 5514 Doyle Street, said he was delighted with this project. The balconies provide more eyes on the street.

Commissioners expressed positive comments regarding this project.

Motion: To approve request for a conditional use permit and design review for the pre-fabricated house at 5507 Beaudry Street, UP08-01/DR08-01/VAR08-01, with modifications to conditions of approval recommended by staff regarding green building checklist and lead abatement.

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

## VI. STUDY SESSIONS

- A. **Papermill Project, 5780 Hollis Street (UP07-07/DR07-11)** – A Study Session on a proposal to construct 169 residential units, 5 live-work units, 3 flexible space units and 10,516 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: To be determined. 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, made the staff presentation.

Applicant, Kava Massih, of Kava Massih Architects also made a presentation.

The public comment period was opened.

Ron Silberman of 5515 Doyle expressed traffic concerns.

The public comment period was closed.

The Commission appreciated the improvement in the design, particularly inclusion of more glass. A concern was expressed regarding workability of service areas for commercial space and a need for a greater number of 3-bedroom units. The

Commission commented that the project required a better podium design that created more usable space for gathering of play area for children. The Commission also indicated that they did not support the idea of moving the parking along Stanford Avenue to the south side of the street.

- B. Review of “Big-4” Traffic Study** - Study Session to discuss a review of the proposals for roadway changes resulting from an analysis of cumulative traffic impacts of four proposed major development projects: South Bayfront Site B Mixed Used project, Marketplace Redevelopment project, BRE Gateway project, and the Transit Center project. The City commissioned Nelson\Nygaard to conduct the review of the recommendations previously presented by Fehr and Peers and Kimley-Horn. Fehr and Peers had conducted a quantitative analysis of the cumulative impacts and Kimley-Horn and Associates had conducted a qualitative analysis including various innovative (“out of the box”) circulation enhancements. Their recommendations were presented to the Planning Commission at a study session on June 28, 2007.

There was a 10 minute break, the meeting reconvened at 8:30.

Planning Director, Charles Bryant, made a PowerPoint presentation on the Nelson\Nygaard Report, and staff’s conclusions and recommendations.

Commissioner comments:

- ◆ Staff made a more comprehensive approach than Fehr & Peers and Kimley Horn.
- ◆ Nelson\Nygaard needs more time to present a more specific report on Alternative Transportation.
- ◆ It would have been useful if Nelson\Nygaard had looked at specific road changes for the different locations.
- ◆ Disappointed with the Nelson\Nygaard report and its generalizations.
- ◆ All intersections must be considered.
- ◆ Support for the “balanced” approach recommended by staff.
- ◆ Would like to review designs of street widening as development projects move forward.
- ◆ Support for comprehensive streetscape design that optimizes travel by all modes for the Powell//Christie area.

**VII. COMMISSIONERS COMMENTS - None**

Director Bryant said Josh Simon had left some flyers on “The Faces of Emeryville” for distribution, and announced the following meeting schedules:

- March 1<sup>st</sup> – Mortgage Foreclosure Community Meeting from 10:00 a.m. to 5:00 p.m. at the Senior Center
- March 8<sup>th</sup> – Pedestrian/Bicycle Community Meeting, 9:30 a.m. at the Middle School
- March 15<sup>th</sup> – Housing Element Community Workshop, 10:00 a.m. in the Council Chambers

**VIII. ADJOURNMENT** – The meeting was adjourned at 9:49 p.m.

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