

**EMERYVILLE PLANNING COMMISSION
ACTION RECAP
SEPTEMBER 28, 2017**

I. CONVENE AND ROLL CALL

The meeting was called to order at 6:30 p.m. by Chair Gail Donaldson. Commissioners present: Philip Banta, Miguel Guerrero, Sam Kang, Steven Keller, Linda Barrera and Gail Donaldson. Christine Scott Thomson had an excused absence.

II. PUBLIC COMMENT – NONE

III. ACTION RECAP – August 24, 2017

A motion was made to approve the Action Recap.

Moved: Keller
Seconded: Guerrero
Vote: Ayes: Banta, Guerrero, Keller, Barrera, Donaldson
Abstain: Kang
Absent: Thomson

IV. DIRECTOR'S REPORT

Director Bryant reported on City Council actions at the September 5 and September 19 meetings. He announced that there would be a training course for lead-safe home renovation, repair and remodeling sponsored by the City and the Alameda County Healthy Homes Department at ECCL on Wednesday, October 25 from 8 am to 5 pm. He also announced that there would be a ground breaking ceremony for the Estrella Vista affordable housing project at 3706 San Pablo Avenue on Wednesday, October 11 at 11 am.

V. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

Commissioner Keller said that he had exchanged emails with Mark Stefan of City Center Realty Partners about the proposed building at 5850 Shellmound Way adjacent to the Public Market project.

VI. PUBLIC HEARINGS

- A. Doyle Street Mews (UPDR16-002) – Consideration of a Conditional Use Permit and Design Review proposal to demolish four existing residential units and replace them with six new residential units at 5876 – 5880 Doyle Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15303(b) which applies to new construction or conversion of apartments, duplexes and similar structures designed for not more than six dwelling units, 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. General Plan Land Use Classification: Mixed Use with Residential; Zoning District: Mixed Use with Residential (MUR) and North Hollis Overlay (N-H) (Applicant: Jake Aftergood) (Owner: Kenneth J. Schmier 2010 Separate Living Property Trust and Eric S. Schmier 2010 Living Trust) (APN: 49-1330-12 and-13)**

Navarre Oaks, Assistant Planner, Planner gave the staff presentation and responded to Commissioner questions.

The public hearing was opened; no-one wished to speak; the public hearing was closed.

A motion was made to recommend City Council approval of the project with conditions as recommended by staff.

Moved: Banta
Seconded: Barrera
Vote: Ayes: Banta, Guerrero, Kang, Keller, Barrera, Donaldson
Absent: Thomson

VII. STUDY SESSIONS

- A. Ocean View Townhomes (UPDR16-004)** – A study session to review a Conditional Use Permit and Design Review proposal to demolish an existing single family home and replace it with a three-unit residential building at 1270 Ocean Avenue. CEQA Status: to be determined. General Plan Land Use Classification: Medium Density Residential; Zoning District: Medium Density Residential (RM) and North Hollis District Overlay (NH) (Applicant: Indigo Design Group) (Owner: Farshid Vahedian) (APN: 49-1469-10)

This item was continued and tentatively scheduled for the December 14, 2017 Planning Commission meeting

- B. 5850 Shellmound Way Mixed Use Project (UPDR17-011)** – A study session to review a Conditional Use Permit and Design Review proposal to demolish an existing 61,000 square foot office building and replace it with an eight-story building accommodating 259 rental residential units with 10,000 square feet of ground floor commercial space. CEQA Status: to be determined. General Plan Land Use Classification: Mixed Use with Residential and Major Transit Hub; Zoning District: Mixed Use with Residential (MUR), Transit Hub Overlay (TH) and Pedestrian Priority Overlay Zone (PP) (Applicant: Dave Johnson) (Owner: Shellmound Christie Corporation) (APN: 49-1493-6)

Miroo Desai, Senior Planner, gave the staff presentation and responded to Commissioner questions.

Bill Schrader, Austin Group, opened the presentation and Dave Johnson, Johnson Lyman Architects, spoke and responded to Commissioner questions.

The floor was opened for public comment.

Rod Lawlor resident, 6363 Christie Avenue, said he works at 5850 Shellmound, and expressed concerns about secure parking, traffic, pedestrian safety, and the width of foot paths. He said he was curious about plans for the north façade of the building, and wondered how a swimming pool could be accommodated in the podium space. He also expressed concerns about shipping and moving vans.

Public comment was closed.

The Commission agreed that a General Plan Amendment was appropriate to eliminate the General Plan's proposal to relocate Shellmound Way approximately 250 feet to the north. The Commission also agreed that the proposed mix of uses was acceptable. The Commission made several suggestions for community benefits for obtaining bonus points, including provision of public improvements that would enhance pedestrian experience; provision of public open space; and provision art gallery space. Concerns were expressed regarding traffic and circulation, and that, due to its configuration, the site did not integrate functionally with the surrounding area. A shadow study was suggested to ensure that open space would be useable. Comments were made regarding use of the roof area for solar panels, breaking up the bulky massing and the need to treat all four elevations equally. It was pointed out that trash management needed to occur completely

inside the building and that bike lockers needed to be provided. It was suggested that the ground level plaza area needed to move towards Shellmound Street, which is an important commercial and pedestrian corridor. One Commissioner suggested that the architect should consider development in Emeryville in a historical perspective and provide a design that is inspiring and becomes a gateway to the city. The applicant asked if the Commission would entertain a high-rise building (11-14 stories) with a smaller footprint at this location. The Commission indicated that a design proposal would need to be presented before a definitive response could be provided, but generally felt that a high rise in concept was acceptable and desirable at this location.

VIII. COMMISSIONERS COMMENTS

Commissioner Banta was praised by his fellow Commissioners for his eloquent comments on the 5850 Shellmound Way project.

IX. ADJOURNMENT – The meeting was adjourned at 8.36 p.m.

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, OCTOBER 26, 2017 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608