

**EMERYVILLE PLANNING COMMISSION
ACTION RECAP
OCTOBER 26, 2017**

I. CONVENE AND ROLL CALL

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

II. PUBLIC COMMENT – NONE

III. ACTION RECAP – September 28, 2017

A motion was made to approve the Action Recap.

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

IV. DIRECTOR'S REPORT

Director Bryant reported on recent City Council actions. He also announced that the Police Department was selling Breast Cancer Awareness T-Shirts and other paraphernalia; that there would be a community meeting sponsored by Lennar about Bicycle Boulevard Traffic Calming on Monday, November 13 at 6 p.m. at ECCL; and that there would be community workshops on Parking Management on Thursday, November 16 at ECCL with two identical sessions from 3-5 p.m. and from 6-8 p.m.

He reported that staff had identified a possible need for a special Planning Commission meeting in December in addition to the regular meeting on December 14, and proposed either Monday, December 18; Wednesday, December 20; or Thursday, December 21. A majority of the Commission indicated that they could attend on Wednesday, December 20. Commissioner Guerrero said that he would be out of town all that week, and Commissioner Kang said that he would probably be traveling for business that week. The date for a special meeting, if it proves to be necessary, was set for Wednesday, December 20, at 6:30 p.m.

V. PLANNING COMMISSION SCHEDULE

A motion was made to approved the Planning Commission meeting schedule for 2018.

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

VI. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

Commissioner Keller announced that he had met with Lennar and Kevin Ma about the Sherwin Williams project, and with Bill Schrader and the Mayor about the 5850 Shellmound Way project (not on tonight's agenda). Commissioners Guerrero, Thomson and Barrera each said that they had met with the Sherwin Williams applicant. Commissioner Donaldson announced that her firm does work for Lennar, and therefore she would be recused from the Sherwin Williams items.

VII. ADMINISTRATIVE ITEMS

- A. **Local Hazard Mitigation Plan Update 2017-2022** – Review and comment on City of Emeryville Local Hazard Mitigation Plan Update 2017-2022. The Federal Disaster Mitigation Act of 2000 requires that all state and local governments develop a hazard mitigation plan as a condition of receiving federal disaster assistance. These plans are required to be updated every five years. This is the Planning Commission's opportunity to review and comment on the plan prior to its adoption by the City Council. CEQA Status: This Plan is exempt from environmental review under State CEQA Guidelines Section 15378(b)(2) because it involves general policy and procedure making and is not a "Project" as defined by CEQA, and the general rule at Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

Lisa Lopez, Human Resources Director, presented and responded to questions from the Commission.

Public comment was opened; there was no one wishing to speak; public comment was closed.

The Commission did not have any comments.

VIII. STUDY SESSIONS

- A. **Sherwin Williams – Architectural Final Development Plan (FDP17-001)** – A third study session to solicit comments on the Final Development Plan (FDP) design concept for buildings in the Sherwin Williams Planned Unit Development site. The Preliminary Development Plan (PDP) for the project was approved by the City Council on November 1, 2016. CEQA Status: An Environmental Impact Report was prepared for the project and certified by the Emeryville City Council on September 6, 2016. General Plan Land Use Classification: Mixed Use with Residential and Park/Open Space; Zoning District: Planned Unit Development (PUD-7) with Park Avenue District Overlay (P-A). (Applicant: LMC Emeryville I Investor LLC)(Owners: SWACE, LLC, c/o The Sherwin-Williams Company and City of Emeryville as Successor Agency to the Emeryville Redevelopment Agency) (APNs: 49-1041-26-15 and -16)

Chair Donaldson was recused and left the room; Vice Chair Barrera presided in her absence.

Miroo Desai, Senior Planner, presented and responded to Commissioner questions.

Arnold Mammarella, consulting architect, answered Commissioner questions regarding family-friendly design.

Kevin Ma, Lennar, Applicant, and Ron Metzker, LPAS, Architect, presented and responded to questions.

Public comment was opened.

Jack Ghizzoni, resident of 1500 Park and member of PARC, thanked the applicant for working with the neighbors, and expressed concerns about parking.

Sharon Wilchar, resident of 1420 45th Street and member of PARC, expressed support for the sculpture garden concept.

Public comment was closed.

The Commission was generally satisfied with the progress on the architectural features as well as the proposed family-friendly design elements. The Commissioners also expressed their gratitude for the well-designed architecture and adjustments that were made in response to requests from the Commission and community. There were some clarifying questions and comments regarding co-working and other ground floor amenity space and the possibility of those spaces being made available for the general public. Several Commissioners felt that the color and materials on Building C needed some work, particularly the western façade and the roof line. It was noted that the terrace on Building B-2 overlooked Building C, which had HVAC systems that would need to be screened. The Commission encouraged the applicant to install sustainability features such as solar panels. There was consensus regarding the appropriateness of the proposed sculpture garden. There was support for shared parking, and questions regarding programming of the art gallery space and the possibility of having a foldable wall in the art gallery space that faces the plaza area, and the need for adequate screening of utility-type features such as gas meters.

- B. Sherwin Williams – Public Park and Open Space Final Development Plan (FDP17-002)** – A third study session to solicit comments on the Final Development Plan (FDP) conceptual design programming of the public park and other public open spaces within the Sherwin Williams Planned Unit Development site. The Preliminary Development Plan (PDP) for the project was approved by the City Council on November 1, 2016. CEQA Status: An Environmental Impact Report was prepared for the project and certified by the Emeryville City Council on September 6, 2016. General Plan Land Use Classification: Mixed Use with Residential and Park/Open Space; Zoning District: Planned Unit Development (PUD-7) with Park Avenue District Overlay (P-A). (Applicant: LMC Emeryville I Investor LLC)(Owners: SWACE, LLC, c/o The Sherwin-Williams Company and City of Emeryville as Successor Agency to the Emeryville Redevelopment Agency) (APNs: 49-1041-26-15 and -16).

Chair Donaldson was recused and remained out of the room, Vice Chair Barrera presided in her absence.

Miroo Desai, Senior Planner, presented and responded to Commissioner questions.

Public Comment was opened; there was no one wishing to speak; public comment was closed.

The Commission was generally pleased with the overall design and details, including the programming and diversity of spaces, tree and plant palette, proposed sculptures, furniture, play structures, pollinator garden, and placement of the public rest room. A majority of the Commission requested that the “sport court” be redesigned as a full basketball court rather than a half court. Other requests from the Commission included an opening in the fence along the railroad tracks so that park users can see the trains passing by, more color variation in the concrete, a greater diversity of plant selection in some of the “districts”, and making the sidewalks along 46th Street as wide as possible. The Commission supported the placement of the applicant’s public art sculpture in the City park, which will require an agreement with the City for maintenance by the applicant, provided that the City Council agrees.

There was a break 9.22 p.m.; the meeting resumed at 9:30 p.m.

- C. Adeline Springs (UPDR17-009)** – A second study session to solicit comments on a Conditional Use Permit and Design Review application to demolish an existing 5,866 square foot building (“U.S. Spring”) and construct a new, five story building that will accommodate 29 rental residential units and 4 to 6 live-work units on a 12,528 square foot parcel located at 3637 Adeline Street. CEQA Status: To be determined. General Plan Land Use Classification: Mixed Use with Residential and Major Transit Hub; Zoning District: Mixed Use with Residential South (MURS) and Transit Hub Overlay (TH) (Applicant/Owner: RB Adeline LLC, Ali Kashani) (APN: 49-481-15)

Chair Donaldson returned to the Council Chambers and presided for the remainder of the meeting.

Miroo Desai, Senior Planner, presented and responded to Commissioner questions.

Kava Massih, Architect, and Ali Kashani, Applicant, presented and responded to questions from the Commission.

Public comment was opened; there was no one wishing to speak; public comment was closed.

The Commission expressed frustration over the inability to visualize the proposed outer material of the building. There was unanimous agreement that the proposed beige color was not suitable. Concerns were expressed regarding the lack of green elements and transparency and the material under the balconies. The proposed green walls were generally appreciated, with one Commissioner questioning the need to plant trees in bulb-outs between on-street parking spaces, instead of in a planter strip next to the sidewalk. The Commission felt that bonus points could be used for either extending sidewalk widening or undergrounding overhead utilities, with a preference for the latter.

IX. COMMISSIONERS COMMENTS - NONE

- X. ADJOURNMENT** – The meeting was adjourned at 10:38 p.m.

THE NEXT REGULAR SCHEDULED MEETING WILL BE HELD ON THURSDAY, DECEMBER 14, 2017 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608