

**EMERYVILLE CITY PLANNING COMMISSION
ACTION RECAP
REGULAR MEETING
JULY 22, 2010**

I. CONVENE, ROLL CALL, AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 6:30 p.m. by Chair Arthur Hoff. Commissioners present: Lawrence Cardoza, Art Hoff, Gail Donaldson, John Scheuerman, Vanessa Kuemmerle, and Steven Steinberg. Commissioner Frank Flores: excused absence.

Chair Hoff introduced and welcomed the two new Commissioners, Vanessa Kuemmerle and Steven Steinberg. They both expressed their thanks and stated they would do their best to uphold the high standards of the Commission and looked forward to working on the Commission.

II. SWEARING IN OF NEW COMMISSIONERS

City Clerk, Karen Hemphill, administered the Oath of Office to the two new Planning Commissioners: Vanessa Kuemmerle and Steven Steinberg.

III. ELECTION OF OFFICERS

Commissioner Cardoza nominated Commissioner Frank Flores as Chair, the motion was seconded by Commissioner Scheuerman, the vote was unanimous. Commissioner Hoff nominated Commissioner Cardoza as Vice Chair, the motion was seconded by Commissioner Scheuerman, the vote was unanimous.

IV. PUBLIC COMMENT - None

V. ACTION RECAP – June 24, 2010

After corrections by Commissioner Donaldson regarding Commissioner Martin's comments on page 5 concerning employee parking and delivery, and customer parking on the south side of the building, it was moved by Commissioner Donaldson to approve the Action Recap, Commissioner Hoff seconded the motion. Motion was approved without exception, with Commissioners Steinberg and Kuemmerle abstaining.

VI. DIRECTORS REPORT

Director Bryant reported on City Council actions at their July 20 meeting. The Council heard a status report on the Zoning Update project, and approved a contract with Alta Planning + Design to prepare a new Pedestrian and Bicycle Plan. Work on the plan will get underway shortly, and the first meeting with the BPAC, serving as the steering committee for the plan, will be on Monday, September 13. The Council introduced an ordinance to reduce the building permit fees for solar panel installations; final passage of the ordinance will be on August 3, and it will take effect on September 2. In August, staff will present the Council with a resolution amending the Master Fee Schedule to include these fees. The Council approved the revised 2009-2014 Emeryville Housing Element, which will now be sent to HCD within the next few days for certification. Finally, the Council approved a permanent permit parking area on the east side of Beaudry Street north of 59th Street and north side of 59th Street between Beaudry and Vallejo Streets, in place of the temporary permit area that was there when the elementary school was in the Ralph Hawley site.

The Zoning Update Steering Committee continues to work on the new Zoning Ordinance. The next meeting will be August 24, at which staff will present a status report including a new draft zoning map, a list of the new zones, a list of the new use classifications, and the beginnings of a matrix indicated what uses would be permitted or conditionally permitted in each zone.

A. Discussion of September Planning Commission Retreat

Director Bryant said that two years ago the retreat consisted of a bus tour of completed projects to observe how they had turned out and the tour also included some projects in Oakland. The tour was from 9:00 a.m. to 2:00 p.m. Everyone had indicated that they would like to do another tour and would be interested in going to Berkeley on their next tour. Director Bryant suggested the projects on this tour to include: AgeSong, Oak Walk, Flat Iron, West Elm and Doyle/Hollis Park. The suggested date was September 25. [It was subsequently changed to October 9.]

Commissioner Donaldson said the last trip was great and would like to do the same thing again, but for a shorter period of time.

Commissioner Scheuerman suggested adding a dialogue on how to provide applicants and staff with clearer direction on Study Session items when presented to the Commission. Commissioner Hoff agreed with the suggestion.

Director Bryant suggested the tour start and end at Doyle/Hollis Park and they would have lunch there.

The final decision was to have the tour begin at 9:00 a.m. and end at 1:00 p.m. with lunch pre-ordered to expedite time. Director Bryant will put together a packet of the projects to visit, and requested that Commissioners let him know of any additional suggestions.

VII. PUBLIC HEARINGS

A. Design Guidelines Consideration of the adoption of Citywide Design Guidelines to implement the goals, policies, and actions of the General Plan, and to be used as the basis for Design Review under the Zoning Ordinance. CEQA Status: Environmental Impact Report for General Plan certified by City Council on October 13, 2009.

Deborah Diamond, General Plan Project Manager and Jeannie Eisberg of Dyett & Bhatia, presented the staff report and details of the Guidelines.

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

Commissioners Comments

- Sidewalk standards with minimum clear widths should be stipulated for Neighborhood Centers, Green Streets, and the Regional Retail Overlay.
- No problems with general guidelines, but everything should not be proscribed.
- Concerns with specific signage. Front lit signs are very nice and some parts of the city should adopt this standard of having front lit signs.
- Need wind studies for taller buildings.
- Mention noise buffering for HVAC.

- Use slope roofs to transition buildings.
- Transit hubs need clarification.
- Mention mid-block paths.
- Opaque roll down doors inappropriate in residential section.
- Discourage the use of synthetic stucco.
- Larger projects should have models.

The Commission continued the item to the September meeting to allow staff time to make revisions.

- B. Zoning Ordinance Amendment Regarding City Council Approval for Demolition of Residential Structures (ORD 10-02)** Planning Commission consideration of an amendment to Section 9-4.65.7 of Title 9 of the Emeryville Municipal Code regarding City Council approval prior to demolition of residential structures. This ordinance would apply city-wide. CEQA Status: The proposed ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Administrative Code, Section 15061(b)(3) and 15378(a) in that it is not a Project which has the potential for causing a significant effect on the environment.

Planning Director Bryant made the staff presentation requesting the Commission to recommend approval and forward to the City Council for adoption.

The public hearing was opened.

Keith Boadwee said he lives next door to the property in question, 1258 Ocean Avenue, and is concerned about the owner of this property. He said the owner's behavior is less than desirable. He said he finds it disconcerting that the City would make an exception for this type of individual. He feels that they are being "eaten up" by these big projects.

The public hearing was closed.

Deputy City Attorney, Michael Guina said if this Ordinance is adopted, the applicant would have to come before the Planning Commission and City Council for a time extension.

Motion: To approve Zoning Ordinance Amendment (ORD10-02) and forward to City Council recommending adoption.

Moved: Hoff
Seconded: Scheuerman
Vote: Ayes: Scheuerman, Cardoza, Hoff, Steinberg
 Noes: Donaldson, Kuemmerle
 Absent: Flores

VIII. COMMISSIONERS COMMENTS

Commissioner Hoff expressed appreciation to the Commissioners for their cooperation and support during his term as Chair.

IX. ADJOURNMENT – The meeting was adjourned at 8:34 p.m.

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, AUGUST 26, 2010 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608