

**EMERYVILLE PLANNING COMMISSION  
ACTION RECAP  
MAY 25, 2017**

**I. CONVENE AND ROLL CALL**

The meeting was called to order at 6:30 p.m. by Chair Steven Keller. Commissioners present: Philip Banta, Linda Barrera, Sam Kang, Christine Scott Thomson, Lawrence Cardoza and Steven Keller. Gail Donaldson arrived 6.38 p.m., having previously advised that she would be late to the meeting.

**II. PUBLIC COMMENT – NONE**

**III. ACTION RECAP – April 27, 2017**

**Moved:** Keller  
**Seconded:** Cardoza  
**Vote:** **Ayes:** Banta, Barrera, Donaldson, Thomson, Cardoza Keller  
**Abstained:** Kang

**IV. DIRECTOR'S REPORT**

Director Bryant reported on recent City Council actions. He also noted that survey forms had been placed in front of each Commissioner concerning the City's cultural assets as part of the application process for the City to be designated as a California Cultural District. He reported that the Emeryville Greenway had been selected for an Award of Merit from the American Planning Association, and that staff would be attending the award dinner in Oakland the next Friday to receive the award. He reported that staff had issued a Request for Proposals for urban design and transportation planning services for the 40<sup>th</sup>/San Pablo Bus Hub and bus stops along 40<sup>th</sup> Street, and that a consultant was expected to be selected in June. Finally, he acknowledged the many accomplishments of Public Works Director Maurice Kaufman, who is retiring from the City after 28 years. Other staff and Commissioners also expressed their appreciation for Mr. Kaufman.

**V. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS**

Vice Chair Cardoza reported that he had attended a lunch with Rich Robbins of Wareham Development following the "topping off" ceremony for the Transit Center. Chair Keller said he would be recused from the New Seasons Market Signs due to the proximity of his residence. Commissioner Donaldson said she would be recused from the Sherwin Williams item because she works for a firm that does business with Lennar.

**VI. PUBLIC HEARING:**

- A. Sherwin Williams Subdivision Map (SUBDIV16-002)** – Consideration of a Major Subdivision permit for Vesting Tentative Map 8357 reconfiguring an existing 8.55 acre parcel to create five building parcels (identified on the map as Lots 1 to 5); five open space parcels (identified on the map as Parcels A to E); and two roads, Hubbard Street extension and new 46<sup>th</sup> Street; consistent with the Sherwin Williams Project Planned Unit Development (PUD13-001) that was approved by the City Council on November 1, 2016. CEQA Status: Environmental Impact Report for Sherwin Williams Project PUD certified by the 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) (Owner: SWACE, LLC, c/o The Sherwin-Williams Company) (Applicant: LMC Emeryville I Investor LLC)(APN: 49-1041-26-15)

Commissioner Donaldson was recused and left the room.

Senior Planner Miroo Desai made the staff presentation, referencing a memo that staff had prepared with modifications to the conditions of approval based on a comment letter that had been received from the Park Avenue Residents' Committee (PARC). She recommended approval of the application with the modified conditions.

The public hearing was opened; there was no one wishing to speak; the public hearing was closed.

Commissioners expressed their gratitude for the work done by PARC, the developer and the City in reaching a solution to the issues. A motion was made to approve the application with the modifications to the conditions of approval recommended by staff.

**Moved:** Cardoza  
**Seconded:** Banta  
**Vote:** **Ayes:** Banta, Barrera, Kang, Thomson, Cardoza, Keller  
**Recused:** Donaldson

- B. Avalon Public Market Signs (SIGN17-009)** – Consideration of a Major Sign Permit for Avalon Public Market signs for the residential project currently under construction on “Parcel D” at 6301 Shellmound Street. This project is exempt from environmental review under State CEQA Guidelines Section 15311(a) which applies to placement of on-premises signs; 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 and Major Transit Hub; Zoning District: Planned Unit Development (PUD-2) (Applicant: Ad Art, Steve Peterson) (Owner: AvalonBay Communities, Inc.) (APN: 49-1556-9)

This item was continued to a future meeting.

- C. New Seasons Market Signs (SIGN17-010)** – Consideration of a Major Sign Permit for New Seasons Market signs at 6201 Shellmound Street. This project is exempt from environmental review under State CEQA Guidelines Section 15311(a) which applies to placement of on-premises signs; 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 and Major Transit Hub; Zoning District: Planned Unit Development (PUD-2) (Applicant: Ad Art, Nathan Mureno) (Owner: AG-CCRP Public Market L.P.) (APN: 49-1556-7)

Commissioner Keller was recused and left the dais; Vice Chair Cardoza presided over this item.

Navarre Oaks, Assistant Planner, presented and answered Commissioners' questions.

Applicant Nathan Mureno, Ad Art, answered Commissioners' questions.

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

A motion was made to approve the application.

**Moved:** Barrera  
**Seconded:** Banta  
**Vote:** **Ayes:** Banta, Barrera, Donaldson, Kang, Thomson, Cardoza  
**Recused:** Keller

A break was taken from 7:38 p.m. to 7.42 p.m.

## VII. STUDY SESSION

- A. **Redevelopment of Properties at 3600, 3610, and 3620 San Pablo Avenue (UPDR17-008)** – A study session to consider three development scenarios including supportive housing, low-income affordable housing, and mixed income family housing on a 0.39 acre site that the City of Emeryville is considering for redevelopment. CEQA Status: To be determined. General Plan Land Use Classification: Mixed Use with Residential and Neighborhood Retail Overlay; Zoning District: Mixed Use with Residential South (MURS), Neighborhood Retail Overlay (NR), and Pedestrian Priority Zone (PP) (Owner: Adlai Karim) (Applicant: City of Emeryville) (APNs: 49-950-6-1; 49-950-8-1; and 49-950-1)

Miroo Desai, Senior Planner, presented and answered Commissioners' questions. She identified the following Issues to be considered:

1. Which of the development scenarios (supportive housing, family affordable housing, mixed income housing) would the Commission prefer on this site?
2. Are there any other comments or considerations for staff regarding the potential redevelopment of the site?

The meeting was opened for public comment.

Bobby Miller, Emeryville Citizens' Assistance Program (ECAP), said he was here to advocate for Scenario 1, supportive housing. ECAP is the last place for people to go when there is nowhere else to go. Most of their work has to be conducted in the parking lot as there is no room in the existing building. The past rainy season was very difficult. They are open six days and distributing food to 300 families and feeding 900 people daily. There is a need for a commercial kitchen, which Scenario 1 could provide.

Adlai Karim, property owner, spoke about the potential for creating paid parking under the building. He said there are entitlements for up to 60 units. There is a desire to preserve the retail store front. He suggested putting ECAP on 37<sup>th</sup> Street. He also suggested a library, since there is not one in Emeryville, artisan studios, a vocational training center, counselling services, job training, and workshops, with funding from other sources. He said the planning of this has not been thought out.

Public comment was closed.

Commissioners Donaldson, Banta, Vice Chair Cardoza, and Chair Keller expressed a preference for supportive housing (Scenario 1). Commissioners Barrera, Kang, and Thomson said that they needed additional information on the need for supportive housing versus family housing before they could state a preference.

## VIII. COMMISSIONERS COMMENTS – NONE

- IX. **ADJOURNMENT** – The meeting was adjourned at 8:25 p.m.

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, JUNE 22, 2017 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608**