



**ACTION MINUTES**

**Planning Commission**

**Planning Commissioners:**

Linda Barrera	Chair
D. Miguel Guerrero	Vice Chair
Gail Donaldson	Commissioner
Jonathan Hidalgo	Commissioner
Steven Keller	Commissioner
Christine Scott Thomson	Commissioner
C. Tito Young	Commissioner

**REGULAR MEETING**

**Thursday, February 28, 2018**

**6:30 PM**

**Council Chambers**

**1. CALL TO ORDER**

The meeting was called to order at 6:34 p.m. by Chair Linda Barrera.

**2. ROLL CALL**

Present: (7) Chair Linda Barrera  
 Vice Chair D. Miguel Guerrero  
 Planning Commissioner Gail Donaldson  
 Planning Commissioner Jonathan Hidalgo  
 Planning Commissioner Steven Keller  
 Planning Commissioner Christine Scott Thomson  
 Planning Commissioner C. Tito Young

**3. PUBLIC COMMENT**

Sharon Wilchar, 45<sup>th</sup> Street Artist's Co-op, announced that March is Youth Art Month and there is student artwork on display in the upper link of the Civic Center from 9 a.m. to 5 p.m. daily.

**4. APPROVAL OF ACTION MINUTES OF JANUARY 24, 2018**

A motion was made to approve the Action Minutes.

**Moved:** Keller  
**Seconded:** Donaldson  
**Ayes:** (5) Donaldson, Hidalgo, Keller, Thomson, Barrera  
**Noes:** (0)  
**Abstain:** (2) Guerrero, Young  
**Absent:** (0)

**5. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

Director Bryant reported on recent City Council actions. He reported that the Commission's January 24, 2019 approval of the Marketplace Parcel B project has been appealed to the City Council by Wareham Development, and that the City Council would be setting a hearing date at their March 19 meeting, which staff is recommending be set for April 16. He noted that demolition of the Nady site is now complete, pending final inspection, and that remediation activities will occur next. Finally, he reported that all Planning Commissioners have been registered for the American Planning Association conference in April, and provided additional information about the conference.

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

Commissioner Keller reported that he had attended the community meeting for the Art Center.

**7. ADMINISTRATIVE ITEM**

- 7.1. General Plan Annual Progress Report** – Review of the annual progress report on implementation of the General Plan, including the Housing Element, in Calendar Year 2018, for submittal to the Governor’s Office of Planning and Research and the California Department of Housing and Community Development.

Diana Keena, Associate Planner, and Catherine Firpo, Housing Coordinator, gave the staff presentation and responded to Commissioner questions. Chadrick Smalley, Economic Development and Housing Manager, also responded to Commissioner questions.

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

A motion was made to recommend that the City Council approve the General Plan Annual Progress Report for submittal to the State.

**Moved:** Donaldson

**Seconded:** Hidalgo

**Ayes:** (7) Donaldson, Hidalgo, Keller, Thomson, Young, Guerrero, Barrera

**Noes:** (0)

**Abstain:** (0)

**Absent:** (0)

**8. STUDY SESSIONS**

- 8.1 Emeryville Center for the Arts (UPDR18-006)** – A study session to review a Conditional Use Permit and Design Review application for an adaptive reuse proposal that will involve renovation of an existing, 30,000 square foot vacant building at 4060 Hollis Street to accommodate an arts and cultural center. CEQA Status: To be determined. General Plan Land Use Classification: Public; Zoning District: Public (P), Park Avenue District Overlay Zone (P-A), and Pedestrian Priority Overlay Zone (PP) (Applicant: Orton Development, Inc) (Owner: City of Emeryville) (APN: 49-618-4)

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

David Dial, Project Manager, Orton Development; Marcy Wong, Principal and Partner, Wong Logan Architects; Shalmali Wagle, Architectural Designer, Wong Logan Architects; and Carole Ann Bradley, Project Manager, Orton Development, gave a presentation and responded to Commissioner questions.

The floor was opened for public comment.

Sharon Wilchar, 45<sup>th</sup> Street Artist’s Coop and Coordinator for the annual Emeryville Celebration of the Arts exhibit commented on loading and storage issues. She said she was not comfortable with attic space for storage of large heavy items. She questioned how the exhibit space and performance space would work together, and whether there was adequate preparation space.

Tree Munoz, art teacher at Emery High School, said she had 30 years’ experience working with art center storage. She suggested that the entrance be flipped from Hollis Street to the east side of the building. She said that keeping the divided-light window style for the art studios to pay homage to an obsolete design style is not a good idea and it is hard on the artists. She said that studio windows should not be on west or south facing walls as it

makes it difficult to work. She said she liked the location of the café; it is a sunny spot. She said the loading dock should be accessible to studios and exhibit space, away from Hollis Street, and that storage needs to be where things will be used and not in the attic or basement.

There being no further speakers, the public comment was closed.

The Commission thought that the proposal was headed in a good direction with appreciation of the “jewel box” concept for the former loading dock structure on 40th Street. Commissioners agreed with the staff recommendation to retain divided-light window styles, gender neutral restrooms, and removing all curb cuts on Hollis Street and replacing them with one loading space in the path leading to the plaza area between City Hall and the Art Center building. The Commission stressed the need to provide long-term bicycle parking within the building and short-term parking near the Hollis Street entrance. It was suggested that the internal circulation needed further refinement and that entrances could be enhanced, particularly the entrance on the east side. One Commissioner suggested looking at the project’s compliance with the Emeryville Design Guidelines regarding sidewalks, paving, external lighting, and various sustainability elements regarding water and energy saving elements.

There was a break in the proceedings from 8:45 p.m. to 8:55 p.m.

- 8.2 Duplex Conversion (UPDR19-001)** – A study session to review a Conditional Use Permit and Design Review application to modify an existing single unit building at 1291 55<sup>th</sup> Street into two units. CEQA Status: To be determined. General Plan Land Use Classification: Medium Density Residential; Zoning District: Medium Density Residential (RM) (Applicant: Baran Studio Architecture) (Owner: Argonaut Development Inc.) (APN: 49-1184-14).

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

Daniel Seng, Argonaut Development; Ryan Heath, Baran Studio Architecture, Senior Designer; and Travis Tarr, Baran Studio Architecture, Project Manager, gave a presentation and responded to Commissioner questions.

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

Overall the Commissioners supported the design as the neighborhood is transitioning and there is a similar building nearby. The translucent material on the west façade was supported, although Commissioners were split on the use of yellow in the building materials. There was a request for refinement of the eastern side of the building, and that the applicant bring images of houses that they have built or that are inspirations for this project. One Commissioner expressed concern regarding the lack of trim on the roof to soften the appearance. Another Commissioner requested that the applicant consult the City’s design guidelines and examine the interior circulation. It was noted that the trash area had been reconfigured following staff comments.

## **9. PLANNING COMMISSIONERS COMMENTS**

Commissioner Thomson said that she likes to see projects at study sessions; there is a lot of good information in the City’s design guidelines, and applicants should be held to them.

## **10. ADJOURNMENT**

The meeting was adjourned at 9:43 p.m.

**THE NEXT SCHEDULED REGULAR MEETING WILL BE HELD ON THURSDAY, MARCH 28, 2019 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.**