



ACTION MINUTES

Planning Commission

Planning Commissioners:

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

REGULAR MEETING

Thursday, July 25, 2019

6:30 PM

Council Chambers

1. CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Chair Linda Barrera.

2. ROLL CALL

Present: (6) Chair Linda Barrera
Vice Chair D. Miguel Guerrero
Planning Commissioner Gail Donaldson
Planning Commissioner Steven Keller
Planning Commissioner Christine Scott Thomson
Planning Commissioner C. Tito Young

3. COMMISSION MATTERS

3.1 RECOGNITION OF OUTGOING COMMISSIONER JONATHAN HIDALGO

Commissioners expressed their gratitude for Commissioner Hidalgo's time on the Commission and his astute acumen on CEQA. The Commissioners were also excited to see where Commissioner Hidalgo's studies take him. Commissioner Hidalgo expressed his gratitude for the Commission's support.

3.2 ELECTION OF OFFICERS

Vice Chair Guerrero was nominated to the position of Chair. There were no other nominations.

- Moved:** Keller
- Seconded:** Donaldson
- Ayes:** (5) Donaldson, Keller, Young, Thomson, Barrera
- Noes:** (0)
- Abstain:** (1) Guerrero
- Absent:** (0)

Commissioner Thomson was nominated to the position of Vice Chair. There were no other nominations.

Moved: Guerrero
Seconded: Keller
Ayes: (5) Donaldson, Keller, Young, Guerrero, Barrera
Noes: (0)
Abstain: (1) Thomson
Absent: (0)

Chair Guerrero presided over the remainder of the meeting

4. PUBLIC COMMENT

None.

5. APPROVAL OF ACTION MINUTES OF MAY 23, 2019

A motion was made to approve the Action Minutes.

Moved: Barrera
Seconded: Keller
Ayes: (6) Barrera, Donaldson, Keller, Young, Thomson, Guerrero
Noes: (0)
Abstain: (0)
Absent: (0)

6. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Bryant reported on recent City Council actions.

7. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

None.

8. PUBLIC HEARINGS

8.1. Local Hazard Mitigation Plan (GPA18-003) – Consideration of recommendations to the City Council concerning adoption of the Local Hazard Mitigation Plan (LHMP) and amending the General Plan to incorporate the LHMP as an appendix to the Safety Element. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15308, which applies to actions taken by regulatory agencies to assure the maintenance, restoration, enhancement, or protection of the environment, 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.

Lori Elefant, Management Analyst in Human Resources and Emergency Preparedness Coordinator for the City of Emeryville, gave the staff presentation and responded to Commissioner questions.

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

A motion was made to recommend that the City Council adopt the Local Hazard Mitigation Plan (LHMP) and amend the General Plan to incorporate the LHMP as an appendix to the Safety Element.

Moved: Keller
Seconded: Donaldson
Ayes: (6) Barrera, Donaldson, Keller, Young, Thomson, Guerrero
Noes: (0)
Abstain: (0)
Absent: (0)

9. STUDY SESSIONS

Chair Guerrero directed that the second study session item be considered first.

- 9.2 Elimination of Minimum Parking Requirements (ORD19-001)** – Study session to consider amendments to Article 4 of Chapter 4 of the Planning Regulations to eliminate the minimum parking requirements, and to modify the bicycle parking requirements and other related provisions.

Director Bryant gave the staff presentation and responded to Commissioner questions.

The public comment period was opened.

Fran Quittel, Watergate resident who serves on the Budgetary Advisory Committee, expressed concern about reducing parking prior to having adequate mass transit, asked about feedback from the parking meter experiment, and wanted to know if existing garages will need to be redone.

The public comment period was closed.

While the Commissioners expressed general support for reducing the minimum parking requirement, only two Commissioners supported its total elimination. Concerns were expressed about the ability to require parking for projects where it appeared to be needed, the need for disabled parking and electric vehicle charging stations, a need for shared public parking and transit alternatives, a need for free secure bicycle parking, and accommodation of micro-mobility, such as scooters, and Transportation Network Companies such as Uber and Lyft.

- 9.1 Temporary Emergency Family Shelter (UPDR19-002)** – Study session to review a proposed temporary emergency shelter for families at the former City Recreation Center located at 4300 San Pablo Avenue. General Plan Land Use Classification: Mixed Use with Residential, Major Transit Hub, and Neighborhood Retail Overlay; Zoning District: Mixed Use with Residential (MUR), Transit Hub Overlay (TH), Neighborhood Retail Overlay (RR) and Pedestrian Priority Zone (PP) (Applicant: East Oakland Community Project - Wendy Jackson) (Owner: City of Emeryville) (APNs: 49-1079-14-1 and -17-1)

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

Wendy U. Jackson, Executive Director, East Oakland Community Project (EOCP); Lakesha Livingston, Family Front Door Program Manager; Laura Tannenbaum, City of Oakland, Human Services Department, Community Housing Services Manager, applicants, gave a presentation and responded to Commissioner questions. Terrence Thompson, EOCP's Director of Transitional Housing Program Services; Michael Pyatok, Architect; and Jim Moore, Sustainable Neighborhoods, were available to respond to questions.

The public comment period was opened.

Steven Fajardo said he has lived to next door to the project site for over 30 years. He expressed his gratitude for Ms. Jackson's articulate presentation and said that he and his neighbors support the shelter, but have concerns about maintenance, the high number of residents, parking, noise and vibration from the air-conditioning, and the shower truck. He said that one of his tenants is a veteran with PTSD and another has a heart condition. He asked for contact information for the applicant and City staff.

Jahzeel Lee said she has lived in the neighborhood for ten years and is glad to see families being helped and hopes that the shelter will manage cleanliness, safety and parking.

Karen Redgreene ceded her time to Steven Fajardo, who spoke again and stressed the need for contact persons with the shelter and the City of Emeryville.

Jeffrey De Puy, manager of the rooming house at 1086 41st Street since 1973, said that, while he has a high-performing, diverse group of tenants, over the years there have been problems. He said that, while it appears that the organization managing the shelter has experienced staff, the program should be evaluated and, if the use is extended beyond two years, there should be provisions in the lease for conditions to be added if necessary. He also asked that 41st Street be added to the list of non-parking locations for the project, in addition to 43rd, Salem, and Essex Streets.

The public comment period was closed.

The Commission took a break from 8:58 p.m. to 9:03 p.m.

The Commission was generally supportive of the project and directed staff to craft conditions of approval that would require that contact information be provided for the facility operator and City staff; that parking be directed away from 43rd, Essex, Salem, and 41st Streets and towards Park Avenue; that the applicant look into the feasibility of obtaining parking agreements with nearby commercial property owners; and that the concerns about noise and vibration from the existing air conditioning units be addressed.

10. PLANNING COMMISSIONERS COMMENTS

Commissioners congratulated Chair Guerrero and Vice Chair Thomson on their appointments.

11. ADJOURNMENT

The meeting was adjourned 9:27 p.m.

THE NEXT SCHEDULED REGULAR MEETING WILL BE HELD ON THURSDAY, AUGUST 22, 2019 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.