

**EMERYVILLE SPECIAL PLANNING COMMISSION
ACTION RECAP
December 20, 2017**

I. CONVENE AND ROLL CALL

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

II. PUBLIC COMMENT – NONE

III. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS – NONE

IV. PUBLIC HEARING

- A. VersaGenix Cannabis Manufacturing and Delivery Facility (UP17-002)** – Consideration of a Major Conditional Use Permit to allow a cannabis manufacturing and delivery facility in an existing building located at 1320 67th Street. The 1,046 square foot facility will formulate and manufacture cannabis-derived health supplements, cosmetics and other similar products. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15332, which applies to infill development projects, and under 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: Industrial; Zoning District: Light Industrial (INL) and North Hollis Overlay Zone (NH). (Applicant: Versagenx Inc)(Owners: Mathew and Victoria Schoenwald) (APN: 49-1512-2-2)

Miroo Desai, Senior Planner, presented and responded to questions from the Commission.

Ryan Burke, VersaGenix COO, Applicant, responded to questions from the Commission.

The public hearing was opened.

George Martin, the George M. Martin Company on 67th Street, said his major concerns about odor, security, and product shipment, had been addressed.

Veronica Whitfield, resident on 67th Street, spoke in opposition to the proposal, citing security and delivery time concerns.

Marchelle Huggins, resident on 67th Street, spoke in opposition to the proposal, citing traffic and security concerns

The public hearing was closed.

The Commission expressed concern about security related to pick-up and deliveries of products to off-site end users, and requested that this concern be communicated to the Police Department for their consideration in processing the Operator’s Permit.

A motion was made to approve the application with a modification to Condition A.10 to clarify that “permit” refers to the Operator’s Permit.

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

- B. 6613 Hollis Cannabis Manufacturing and Delivery Incubator Facility (UP17-003)** – Consideration of a Major Conditional Use Permit to allow a 4,043 square foot incubator space at 6613 Hollis Street for a variety of cannabis manufacturing and delivery services. The proposal also includes a Conditional Use Permit to allow zero parking spaces where two parking spaces is the required minimum. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15332, which applies to infill development projects, and under 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: Industrial; Zoning District: Heavy Industrial (INH) and North Hollis Overlay Zone (NH). (Owner/Applicant: 6613 Hollis Street LLC) (APN: 49-1511-3-2)

Miroo Desai, Senior Planner, presented and responded to questions from the Commission.

Jerry Chin responded to the Commissioner’s questions on behalf of the property owner, Jonas Bernstein, who sent apologies for his absence. He responded to questions from the Commission.

The public hearing was opened.

Keith Cich, resident Albany, a potential participant in the incubator space, spoke in favor of the project.

Veronica Whitfield, resident on 67th Street, cited safety concerns with the proposal.

George Martin, the George M. Martin Company on 67th Street, noted that at this point the actual tenants are not known, and asked if the Police would be doing background checks on them.

The public hearing was closed.

A motion was made to continue the item to a future meeting to allow the applicant to provide more information regarding the use of space for different functions and delivery operations.

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

- C. Kikoko Cannabis Manufacturing and Delivery Facility (UP17-004)** – Consideration of a Major Conditional Use Permit to allow a cannabis manufacturing and delivery facility in an existing building located at 1265 67th Street. The 7,750 square foot facility will primarily manufacture cannabis infused teas and other similar products. The proposal also includes a Conditional Use Permit to allow zero parking spaces where four parking spaces is the required minimum. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15332, which applies to infill development projects, and under 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: Industrial; Zoning District: Light Industrial (INL) and North Hollis Overlay Zone (NH). (Applicant: Wall Road Collective)(Owner: Balco, Inc) (APN: 49-1508-11)

Miroo Desai, Senior Planner, presented and responded to questions from the Commission.

Jennifer Chapin and James Kleier, Applicants, presented and responded to questions from the Commission.

The Commission took a break from 9.38 p.m. to 9.45 p.m.

The public hearing was opened.

Veronica Whitfield, resident on 67th Street, expressed concerns about the proposed hours of operation, and said it was overkill to have three dispensaries within one block.

George Martin, the George M. Martin Company on 67th Street, expressed concerns about security because of all the pedestrian traffic in the area.

Keith Milne said he had had businesses in Emeryville and was now interested in investing in a cannabis business. He expressed support for multi-tenant projects using existing facilities.

The public hearing was closed.

A motion was made to approve the application with a modification to Condition A.10 to clarify that “permit” refers to the Operator’s Permit.

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

IX. COMMISSIONERS COMMENTS

Chair Donaldson encouraged the applicants to continue talking with the neighbors.

X. ADJOURNMENT – The meeting was adjourned at 10:05 p.m.

THE NEXT REGULAR MEETING WILL BE HELD ON THURSDAY, JANUARY 25, 2018 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608