



## 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, March 28, 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 Jonathan Hidalgo  
Planning Commissioner Christine Scott Thomson  
Planning Commissioner C. Tito Young

Excused (1) Planning Commissioner Steven Keller  
Absence:

#### 3. PUBLIC COMMENT

None

#### 4. APPROVAL OF ACTION MINUTES OF FEBRUARY 28, 2019

Commissioner Donaldson requested that the Action Minutes be amended to add her concerns about the Art Center, including internal storage, transparency, and welcoming aspects from Hollis Street. A motion was made to approve the Action Minutes as amended.

**Moved:** Donaldson  
**Seconded:** Guerrero  
**Ayes:** (6) Donaldson, Hidalgo, Thomson, Young, Guerrero, Barrera  
**Noes:** (0)  
**Abstain:** (0)  
**Absent:** (1) Keller

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

Director Bryant reported on recent City Council actions. He mentioned that a scoping meeting for the Onni Christie Mixed Use Project Environmental Impact Report would be held in the Council Chambers on Thursday, April 4, and that Caltrans would be hosting a meeting on the "MacArthur

Maze Vertical Clearance Project” on Wednesday, April 10 at the Emeryville Center for Community Life. He also noted that all Commissioners should have received their badges and information packets for the American Planning Association National Planning Conference in San Francisco on April 13-16. Finally, he announced that Housing Coordinator Catherine Firpo is retiring, and this is her last week; the City Council will be honoring her with a proclamation at their next meeting on April 2.

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

None.

## 7. PUBLIC HEARING

- 7.1. **Adeline Springs Extension Request (UPDR17-009)** – Consideration of a request for a one year extension of a Conditional Use Permit and Design Review permit that was approved by the Planning Commission on March 22, 2018 to demolish an existing 5,866 square foot building (“U.S. Spring”) and construct a new, five story building that will accommodate 29 rental residential units and 4 to 6 live-work units on a 12, 528 square foot parcel located at 3637 Adeline Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15332, which applies to infill development projects. General Plan Land Use Classification: Mixed Use with Residential and Major Transit Hub; Zoning District: Mixed Use with Residential South (MURS) and Transit Hub Overlay (TH) (Applicant/Owner: RB Adeline LLC, Ali Kashani) (APN: 49-481-15)

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

Ali Kashani, applicant addressed the Commission and responded to their questions.

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

A motion was made to approve the extension request.

**Moved:** Hidalgo  
**Seconded:** Young  
**Ayes:** (6) Donaldson, Hidalgo, Thomson, Young, Guerrero, Barrera  
**Noes:** (0)  
**Abstain:** (0)  
**Absent:** (1) Keller

- 7.2 **Planning Regulations Amendment to Allow Research and Development in the Mixed Use with Residential Zone (ZOTEXT19-001)** – Consideration of a proposed Planning Regulations amendment to allow the Research and Development use type in the MUR Mixed Use with Residential zone with a conditional use permit. The application pertains to the Jellybean Square property at 6400 Hollis Street (APNs 49-1483-1-3, -1-5, -5, and 49-1484-4-1), but would apply citywide. CEQA Status: Environmental Impact Report for General Plan certified by the City Council on October 13, 2009. (Applicant: Hong Ho) (Owner: HCP Emeryville Partners I, LLC).

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

Hong Ho, representative from Hackman Capital, Applicant and Property Owner, 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 City Council adoption of the Planning Regulations amendment.

**Moved:** Hidalgo  
**Seconded:** Guerrero  
**Ayes:** (6) Donaldson, Hidalgo, Thomson, Young, Guerrero, Barrera  
**Noes:** (0)  
**Abstain:** (0)  
**Absent:** (1) Keller

#### **9. PLANNING COMMISSIONERS COMMENTS**

Commissioner Hidalgo complimented staff for their quick responsive to a colleague's question regarding storm water that was answered within an hour today.

#### **10. ADJOURNMENT**

The meeting was adjourned 7:17 p.m.

**THE NEXT SCHEDULED REGULAR MEETING WILL BE HELD ON THURSDAY, APRIL 25, 2019 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.**