



**ACTION MINUTES**

**Planning Commission**

**Planning Commissioners:**

D. Miguel Guerrero	Char
Christine Scott Thomson	Vice Chair
Gail Donaldson	Commissioner
Steven Keller	Commissioner
Erika Mendez	Commissioner
Deepak Sohane	Commissioner
C. Tito Young	Commissioner

**REGULAR MEETING**

**Thursday, May 28, 2020**

**6:30 PM**

**Council Chambers**

**1. CALL TO ORDER**

The meeting convened via teleconference at 6:30 p.m. by Chair D. Miguel Guerrero. The Chair read aloud a statement announcing that the meeting was being conducted by teleconference pursuant to the Brown Act waivers provided for under the Governor's Executive Order in response to the COVID-19 State of Emergency.

**2. ROLL CALL**

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

Excused Absence: (1) Planning Commissioner Deepak Sohane

**3. PUBLIC COMMENT**

None.

**4. APPROVAL OF ACTION MINUTES**

**4.1 REGULAR MEETING OF FEBRUARY 27, 2020**

A motion was made to approve the Action Minutes.

**Moved:** Donaldson  
**Seconded:** Thomson  
**Ayes:** (4) Donaldson, Young, Thomson, Guerrero  
**Noes:** (0)  
**Abstain:** (2) Keller, Mendez  
**Absent:** (1) Sohane

**4.2 REGULAR MEETING OF APRIL 23, 2020**

A motion was made to approve the Action Minutes. A Commissioner said that there was a typographical error, with "no one wishing to speak" repeated several times. However, a subsequent review of the Action Minutes revealed that this was in regard to several different agenda items.

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

## 5. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Bryant stated that he did not have a report this evening and that he would report on the May City Council meetings at the next Planning Commission meeting.

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

None.

## 7. STUDY SESSIONS

**7.1. Emeryville Center for the Arts (UPDR18-006)** – A second study session to review 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. 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 of Orton Development, Inc., applicant, and Tai-Ran Tseng of Marcy Wong Donn Logan, architect, presented and responded to Commissioner questions.

Director Bryant responded to Commissioner questions about the Hollis Street sidewalk in regard to the General Plan and Design Guidelines provisions for Pedestrian Priority Zones.

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

The Commission had some questions for the applicant regarding the division of space into different functions, including an increase in studio spaces, and sustainability elements of the project. The key concerns expressed were regarding infrastructure and support for assembly areas such as the "Forum", storage capacity, and the need for enhanced landscaping. Specifically, it was suggested that an alternative to the specified vines be explored for the north elevation, similar to the green wall treatments at SFMOMA, and that a path leading from the sidewalk to the "Jewel Box" be included to invite people to view the displayed art more closely. There was also support for staff's recommendation for landscaping and sidewalk design on Hollis Street that was included in the staff report. The Commission was generally in support of planting new trees where trees needed to be removed (parking lot and Hollis Street) instead of relocating existing trees. One Commissioner commented that the outdoor café area needed to be more developed and that entrances to the Center were underwhelming. The Commissioners felt that the material change on the east and north elevations to metal and some wood was acceptable, and one Commissioner suggested the use of wood elsewhere. The roof signs were generally well received but there was some criticism of the proposed logo on the east elevation.

- 7.2 San Pablo Affordable Apartments (ZC20-002)** – A study session to review a proposal for redevelopment of a 0.39 acre site at 3600 San Pablo Avenue with a 7-story, 90-unit, 100% affordable housing project with a minimum of 3,600 square feet of ground floor commercial space for the Emeryville Citizens' Assistance Program (ECAP). The applicant proposes that the project be processed under SB 35, which mandates ministerial approval (i.e. staff level), and AB 1763, which specifies no density limit for projects within one-half mile of transit. 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/Applicant: Resources for Community Development dba Evoy, L.P.) (APNs: 49-950-6-1; 49-950-8-1; and 49-950-1)

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

The Commission took a break from 9:11 to 9:15 p.m.

Sara Erickson of Resources for Community Development, applicant, and Ron Metzker and Ryan Townsend of LPAS, architects, presented and responded to Commissioner questions. Henry Guan of Resources for Community Development, Chris Kelly of LPAS, Mark Rhoades and Alex Marqusee of Rhoades Planning Group, and Bobby Miller of ECAP were also available to respond to questions.

Assistant City Attorney Andrea Visveshwara responded to questions regarding the Commission's role in this project, which is being processed for ministerial staff level approval under SB 35. She noted that this study session is mandated by the City's pre-development loan agreement with RCD. Director Bryant clarified the waivers and concessions being requested under SB 35. Staff clarified that, while the Commission has no discretion in this case, their feedback is still valuable and may help shape the project.

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

The Commission was generally very supportive of the project, especially that it is 100% affordable and provides a permanent home for ECAP. Commissioners praised the project team for incorporating art as a "gateway feature" per the direction of the General Plan and Design Guidelines. The Commission strongly recommended that the project team include more open space, specifically recommending exploring private balconies not facing the freeway and the possibility of a roof deck. The Commission pointed out that, while the development is allowed a waiver from the Emeryville requirement for private and common open space under SB 35, the neighborhood is very short on park space and the lack of open space will significantly impact residents at this location. Commissioners also provided suggestions regarding the finishes of the building, including considering the use of light to highlight artistic or architectural features, and to avoid white or easily dirtied finishes due to the proximity to the freeway.

## **8. PLANNING COMMISSIONERS COMMENTS**

None.

## **9. ADJOURNMENT**

The meeting was adjourned at 10:15 p.m.

**THE NEXT SCHEDULED REGULAR MEETING WILL BE HELD ON THURSDAY, JUNE 25, 2020 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608 OR VIA TELECONFERENCE IN ACCORDANCE WITH THE GOVERNOR'S EXECUTIVE ORDER.**