



ACTION MINUTES

Planning Commission

Planning Commissioners:

D. Miguel Guerrero	Chair
Christine Scott Thomson	Vice Chair
Zoë Chafe	Commissioner
Steven Keller	Commissioner
Erika Mendez	Commissioner
Deepak Sohane	Commissioner
C. Tito Young	Commissioner

REGULAR MEETING

Thursday, July 23, 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: (7) Chair D. Miguel Guerrero
Vice Chair Christine Scott Thomson
Planning Commissioner Zoë Chafe
Planning Commissioner Steven Keller
Planning Commissioner Erika Mendez
Planning Commissioner Deepak Sohane
Planning Commissioner C. Tito Young

3. COMMISSION MATTERS

3.1 SWEARING IN OF NEW COMMISSIONER ZOË CHAFE

The City Clerk swore in new Planning Commissioner Zoë Chafe. Commissioner Chafe commented that these were exciting times for Emeryville, and that she was looking forward to working with the Commission. Chair Guerrero and the other Commissioners welcomed her.

3.2 RECOGNITION OF OUTGOING COMMISSIONER GAIL DONALDSON

Director Bryant read a resolution in recognition of Gail Donaldson's service of more than 14 years on the Planning Commission. A copy of the resolution, framed and signed by each of the Commissioners, was presented to Ms. Donaldson. Commissioner Donaldson commented on the formation of the Doyle Street Neighbors to support the creation of a park instead of a parking structure and her following involvement with the City. The Commissioners thanked Commissioner Donaldson for her wisdom and wished her well.

3.3 ELECTION OF OFFICERS

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

Moved: Guerrero

Seconded: Keller

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

Moved: Young

Seconded: Thomson

A single vote was taken on both nominations.

Ayes: (7) Chafe, Keller, Mendez Sohane, Young, Thomson, Guerrero

Noes: (0)

Abstain: (0)

Absent: (0)

Chair Thomson presided over the remainder of the meeting.

3.4 NOMINATION OF REPRESENTATIVE TO PARKS AND RECREATION COMMITTEE

A motion was made to appoint Commissioner Guerrero as representative to the Parks and Recreation Committee.

Moved: Chafe

Seconded: Thomson

Ayes: (7) Chafe, Guerrero, Keller, Mendez, Sohane, Young, Thomson

Noes: (0)

Abstain: (0)

Absent: (0)

4. PUBLIC COMMENT

None.

5. APPROVAL OF ACTION MINUTES OF JUNE 25, 2020

A motion was made to approve the Action Minutes.

Moved: Young

Seconded: Mendez

Ayes: (5) Guerrero, Keller, Mendez, Young, Thomson

Noes: (0)

Abstain: (2) Chafe, Sohane

Absent: (0)

6. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Bryant reported on actions take by the City Council at their meetings in July. He noted that a request for proposals for a new Pedestrian and Bicycle Plan, to be called the "Active Transportation Plan", based on the Commission's suggestions, had been issued the previous day. He also reported that a consultant had been selected to develop objective standards for use in required ministerial approval of residential projects under SB 35 and other State laws, and a contract would be presented to the City Council for approval in September. Finally, he reported that a letter had been sent to the Onni Group the previous day informing them that their application for the Onni Christie Mixed Use Project has been deemed withdrawn because they have fallen out of contract with the owner of the property, and they no longer have the property owner's permission to develop a project on that site. This determination is appealable to the Planning Commission within 15 days, that is, by Thursday, August 6. If no appeal is filed by that day, then the determination that the application is deemed withdrawn will be final.

7. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

None.

8. STUDY SESSION

8.1 San Pablo Affordable Apartments (ZC20-002) – A second 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)

This study session was continued to the September 24, 2020 meeting at the request of the applicant and was not held at the July 23, 2020 meeting.

9. PLANNING COMMISSIONERS COMMENTS

Commissioners welcomed the new members and expressed their gratitude for Ms. Donaldson's contributions.

10. ADJOURNMENT

The meeting was adjourned at 7:10 pm.

THE NEXT SCHEDULED REGULAR MEETING WILL BE HELD ON THURSDAY, AUGUST 27, 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.