



ACTION MINUTES

Planning Commission

Planning Commissioners:

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

REGULAR MEETING

Thursday, September 24, 2020

6:30 PM

Council Chambers

1. CALL TO ORDER

The meeting convened via teleconference at 6:32 p.m. by Chair Christine Scott Thomson. 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 Christine Scott Thomson
Vice Chair C. Tito Young
Planning Commissioner Zoë Chafe
Planning Commissioner D. Miguel Guerrero
Planning Commissioner Steven Keller
Planning Commissioner Erika Mendez
Planning Commissioner Deepak Sohane

3. PUBLIC COMMENT

None.

4. APPROVAL OF ACTION MINUTES OF AUGUST 27, 2020

A motion was made to approve the Action Minutes.

Moved: Guerrero

Seconded: Young

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

Noes: (0)

Abstain: (0)

Absent: (0)

5. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Bryant reported on actions taken by the City Council at their recent meetings. He also noted that the annual Celebration of the Arts exhibition would be virtual this year, and that the opening reception would be held as a Zoom meeting starting at 6:00 p.m. on Friday, October 2.

6. COMMISSION MATTERS

6.1 Consideration of Planning Commission Meeting Schedule for 2021.

A motion was made to approve the Planning Commission meeting schedule for 2021.

Moved: Keller

Seconded: Guerrero

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

Noes: (0)

Abstain: (0)

Absent: (0)

7. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

Commissioners Guerrero and Mendez reported that they had attended the community meeting held on June 23, 2020 for item 8.1

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)

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

Nick Cranmer of Resources for Community Development (RCD), applicant, and Ron Metzker LPAS, architect, presented and responded to Commissioner questions. Carolyn Bookhart, RCD, and Alex Marqusee of Rhoades Planning Group were available to respond to Commissioner questions.

Commissioner Sohane left the meeting at 7:17 p.m. during the applicant's presentation.

The public comment was opened.

Mary Maultsby-Jeffrey said she was a volunteer at ECAP, and stated that for almost 40 years, ECAP's mission has been to eliminate hunger by serving over 300 families daily, in addition to providing non-food donations to the needy. She said she was doubtful that the space being offered is adequate, and requested that the City and RCD consider a plan that will allow growth of ECAP's facility as the needs of the community increase. She also requested that the project include a two-bedroom apartment for Nellie Hannon, founder of ECAP, and Bobby Miller, CEO of ECAP, and said that she was willing to find funding and to write grant applications so that this can be accomplished.

The public comment was closed.

The Commission expressed continued support and enthusiasm for the project, particularly the design of the building and incorporation of art into the façade. Commissioners provided additional comments on the design of the common spaces, specifically encouraging the

incorporation of a small gym for residents, creating more visual and physical permeability between the common spaces and courtyards by using sliding doors, recommending that play equipment and spaces for children be included, that a designated area for pets be included, and inquired as to the possibility of adding a community garden on the roof. The Commission also suggested including middle income units, and supported designated residential units for ECAP leadership.

9. PLANNING COMMISSIONERS COMMENTS

None.

10. ADJOURNMENT

The meeting was adjourned at 8.38 pm.

THE NEXT SCHEDULED REGULAR MEETING WILL BE HELD ON THURSDAY, OCTOBER 22, 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.