



ACTION MINUTES

Planning Commission

Planning Commissioners:

Steven Keller	Chair
Erika Mendez	Vice Chair
Zoë Chafe	Commissioner
Al Dram	Commissioner
Jack Ghizzoni	Commissioner
Henry Symons	Commissioner
Erica Zepko	Commissioner

REGULAR MEETING

Thursday, December 9, 2021

6:30 PM

Council Chambers

1. CALL TO ORDER

The meeting was convened via teleconference at 6:30 p.m. by Chair Steven Keller.

2. ROLL CALL

Present: (7) Chair Steven Keller
Vice Chair Erika Mendez
Planning Commissioner Zoë Chafe
Planning Commissioner Al Dram
Planning Commissioner Jack Ghizzoni
Planning Commissioner Henry Symons
Planning Commissioner Erica Zepko

3. RESOLUTION DECLARING THE NEED FOR THE PLANNING COMMISSION TO CONTINUE TO MEET REMOTELY IN ORDER TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC

Director Bryant read aloud a statement announcing that the meeting was being conducted by teleconference pursuant Assembly Bill 361, which provides for an exemption to the Brown Act, provided that the Planning Commission makes certain findings by majority no later than 30 days after it starts using the exemption, and every 30 days thereafter.

A motion was made to approve the resolution.

Moved: Keller
Seconded: Zepko
Ayes: (7) Chafe, Dram, Ghizzoni, Symons, Zepko, Mendez, Keller
Noes: (0)
Abstain: (0)
Absent: (0)

4. PUBLIC COMMENT

None.

5. APPROVAL OF ACTION MINUTES OF OCTOBER 28, 2021

A motion was made to approve the Action Minutes.

Moved: Symons

Seconded: Mendez

Ayes: (7) Chafe, Dram, Ghizzoni, Symons, Zepko, Mendez, Keller

Noes: (0)

Abstain: (0)

Absent: (0)

6. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Bryant reported on recent City Council actions and responded to questions. He noted that there had been three recent events celebrating the 125th anniversary of the City and the 30th Anniversary of the Art in Public Places Program, including the annual Purchase Award ceremony on December 2, tree lighting ceremony and ribbon cutting for the new South Bayfront pedestrian-bicycle bridge over the railroad on December 3, and the unveiling of a new mural at Sherwin Avenue and Horton Street on December 5. He introduced the City's new Assistant Planner, Analisa Garcia, and wished the Commissioners happy holidays and a happy new year.

7. DISCLOSURE OF EX PARTE COMMUNICATIONS AND IDENTIFICATION OF CONFLICTS INTEREST

Regarding Item 8.1, Commissioner Chafe said that she would be recusing herself because she owns her primary residence in proximity to the project site. Regarding Item 9.2, Commissioners Ghizzoni and Symons said that they would be recusing themselves because they both own their primary residences within 500 feet of the project site.

8. PUBLIC HEARINGS

8.1 65th Street Multi-Unit Residential (UPDR15-001) – Consideration of a Conditional Use Permit and Design Review for a new 24-unit residential building consisting of all 2- and 3-bedroom units at 1225 65th Street requiring a variance for the setback on the west side of the property and a tree removal permit. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15332, which applies to infill development projects, and the “common sense exemption” 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: Medium-High Density Residential; Zoning District: Medium-High Density Residential (RMH) and North Hollis Overlay (N-H) (Applicant: Moshe Dinar, AIA) (Owner: Athan Magganas) (APN: 49-1504-8)

Commissioner Chafe recused herself from this item. because she owns her place of residence in proximity to the project site; she was moved to the “attendee” group.

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

Applicants Athan Magganas, owner, and Chinar Desai and Moshe Dinar, architects, presented and responded to Commissioner questions.

The public hearing was opened.

John Tookey, the artist who has been working with the architect, described the public art work that is proposed for the project.

The public hearing was closed.

A motion was made to approve the application.

Moved: Mendez
Seconded: Ghizzoni
Ayes: (6) Dram, Ghizzoni, Symons, Zepko, Mendez, Keller
Noes: (0)
Abstain: (0)
Recused (1) Chafe

Commissioner Chafe was moved from the “attendee” group back to the Planning Commission panel.

9. STUDY SESSIONS

- 9.1 Duplex Conversion (UPDR21-007)** – A study session to review a Conditional Use Permit and Design Review application to modify an existing single unit building at 1291 55th Street into two units. CEQA Status: To be determined. General Plan Land Use Classification: Medium Density Residential; Zoning District: Medium Density Residential (RM) (Applicant: Elias Horat, Creates Cool) (Owner: Syed Zohair Rizvi (APN: 49-1184-14)

Analisa Garcia, Assistant Planner, gave the staff presentation and responded to Commissioner questions.

Applicants Elias Horat, Creates Cool LLC, and Syed Rizvi and Zohair Rizvi, owners, responded to Commissioner questions.

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

The Commissioners generally expressed support for the project, but asked the reason for ten bicycle spaces for a two-unit building, and suggested that some of the bicycle parking spaces be designed for cargo bikes and trailers, the installation of electrical outlets to recharge electric bicycles, and secure bike storage and/or partitioned spaces. It was also suggested that the trash enclosure be relocated to the rear of the property, that larger windows be considered to bring more light into the building, and that one of the bedrooms in the front unit be converted to an office.

The Commissioners took a break at 8.04 p.m. The meeting resumed at 8.10 p.m.

- 9.2 “The Emery” Master Sign Program (SIGN21-017)** – Study session for a Major Sign Permit for a Master Sign Program for “The Emery”, formerly known as “Sherwin-Williams”, along Sherwin Avenue and Horton Street, including adjacent portions of Hubbard Street and 46th Street. CEQA Status: To be determined. General Plan Land Use Classification: Mixed Use with Residential; Zoning District: Planned Unit Development (PUD-7) and Park Avenue District Overly (Applicant: Scott Becerra, SignCraft, Inc.) (Owner: LMV II Emeryville Holdings, LP) (APNs: 49-1557-11, -12, and -13)

Commissioners Ghizzoni and Symons recused themselves from this item because they own their primary residences within 500 feet of the project site; they were moved to the “attendee” group.

Analisa Garcia, Assistant Planner, gave the staff presentation and responded to Commissioner questions.

Applicants Scott Becerra, Director of Sales, SignCraft; Edward Miles Stapleton, LMC/Lennar Senior Designer; and Desiree Morgan, LMC/Lennar Development Manager, responded to Commissioner questions.

Public comment was opened; there was no one wishing to speak; public comment was closed. It was noted that four emails had been received from neighbors concerned about the proposed illuminated signs

The Commission was generally supportive of the proposed Master Program, but questioned the potential number of window signs that may make the building too commercial, and indicated that illuminated signs should be dimmable. It was also suggested that the retail signs be reduced in size.

Commissioners Ghizzoni and Symons were moved from the "attendee" group back to the Planning Commission panel.

10. PLANNING COMMISSIONER'S COMMENTS

Commissioner Chafe suggested that electrical outlets for e-bikes be included in the bicycle parking requirements as part of the Active Transportation Plan. Commissioner Ghizzoni added that the bicycle parking requirements should also include cargo bikes and trailers.

11. ADJOURNMENT

The meeting was adjourned 8.41 pm.

THE NEXT SCHEDULED REGULAR MEETING WILL BE HELD ON THURSDAY, JANUARY 27, 2022 AT 6:30 P.M. VIA TELECONFERENCE IN ACCORDANCE WITH CALIFORNIA ASSEMBLY BILL 361 OR IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608 IF THE STATE OF EMERGENCY HAS BEEN LIFTED.