



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 |

SPECIAL MEETING

Monday, May 16, 2022

6:30 PM

Teleconference

1. CALL TO ORDER

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

2. ROLL CALL

Present: (6) Chair Steven Keller
Vice Chair Erika Mendez
Planning Commissioner Zoë Chafe (arrived at 6:33 p.m.)
Planning Commissioner Al Dram
Planning Commissioner Jack Ghizzoni
Planning Commissioner Henry Symons

Absent: (1) Planning Commissioner Erica Zepko

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. He noted that it was not necessary to make the findings at the May 16, 2022 special meeting because they had been made at the last regular meeting on April 28, 2022, less than 30 days previously.

3. PUBLIC COMMENT

None.

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

None.

5. DISCUSSION OF TOPICS OF INTEREST

5.1 Parking

- **Overparking**
- **Guidelines and criteria for 50% reduction at Transit Hubs**
- **Methodology of estimating parking demand**
- **Citywide parking tax on private parking lots**
- **Future conversion of parking garages to other uses**
- **Including parking in floor area ratio (FAR)**

Chair Keller introduced the item and provided background information on the first two bullet points. Commissioner Ghizzoni provided information on parking demand estimates, indicating that ITE estimates are based on suburban scenarios. Chair Keller provided information on a potential citywide parking tax. Commissioner Chafe introduced the topic of possible future conversion of parking garages to other uses. Commissioner Ghizzoni introduced the topic of including parking in FAR, and Director Bryant provided background information on that issue. The Commissioners discussed all of these topics in turn, and offered various ideas and suggestions.

Public comment was opened on Item 5.1; there was no one wishing to speak; public comment was closed.

5.2 Jobs-Housing Balance

- **Current jobs-housing balance**
- **Appropriate balance for affordable housing**
- **Number of jobs and/or housing units created by specific development projects**
- **Additional jobs and/or units needed after a project is approved to return to the balance that existed before the project.**

Public comment was opened on Item 5.2; there was no one wishing to speak; public comment was closed.

Commissioner Symons introduced the topic of jobs-housing balance, and suggested that information on the effect of each development project on jobs-housing balance be included in Planning Commission staff reports. Director Bryant provided background information on jobs-housing balance from the Emeryville General Plan. After discussion, the Commissioners agreed that an update on the jobs-housing balance situation should be included in each year's annual progress report on implementation of the General Plan, as suggested by staff.

5.3 Incentivizing Home Ownership

- **Ways to encourage home ownership**
- **Adding a community benefit category in the development bonus system**
- **Below market rate opportunities for home ownership**

Public comment was opened on item 5.3; there was no one wishing to speak; public comment was closed.

Commissioner Chafe introduced the topic of incentivizing home ownership. Director Bryant noted that, while two-thirds of units in Emeryville are condominiums, two-thirds of households are renters because many of the condo units are rented out by their owners. He also noted that the Planning Regulations require residential developments of ten units or more that seek development bonuses to record a condominium map, but that the City cannot require the developer to actually sell the units. The Commissioners discussed this topic, and offered various ideas and suggestions. Commissioner Chafe said that she would like this to be further discussed at a future meeting.

The Commission took a break at 8.24 p.m. and reconvened at 8:31 p.m.

5.4 Parks and Open Space

- **POPOS (Privately Owned Public Open Space) versus common open space**
- **Criteria/guidelines for indoor open space**
- **Funding sources**
- **Maintenance**
- **Increasing park space in the City**

Public comment was opened on Item 5.4.

Brian Donahue, 4333 Holden Street, commented via on-line speaker card that the City Council and staff were inflating the number of acres of park space in the City by counting linear parks, including the Greenway, which he referred to as “glorified sidewalks”, in the City’s total park space, which the General Plan says should not be done. He said there should be a different kind of Emeryville City Hall than the one we have; one that is transparent, accountable and tells the truth.

Public comment was closed.

Commissioner Chafe introduced the topic of POPOS. Commissioner Dram introduced the topic of indoor open space. Director Bryant shared relevant provisions from the Emeryville Design Guidelines. Commissioner Chafe provided background information on the Parks and Recreation Committee’s discussions about funding sources, maintenance, and increasing park space in the City. The Commissioners discussed all of these topics in turn, and offered various ideas and suggestions.

5.5 Below Market Rate Commercial Space

Public comment was opened on Item 5.5; there was no one wishing to speak; public comment was closed.

Chair Keller introduced the topic of below market rate commercial space. The Commissioners discussed this topic and offered various ideas and suggestions.

5.6 Future of the Emeryville Skyline

Public comment was opened on Item 5.6; there was no one wishing to speak; public comment was closed.

Commissioner Dram introduced the future of the Emeryville skyline. Director Bryant shared relevant provisions from the Emeryville General Plan. Commissioners discussed this topic and offered various observations.

6. PLANNING COMMISSIONERS COMMENTS

None.

7. ADJOURNMENT

The meeting was adjourned at 9.30 p.m.

THE NEXT SCHEDULED REGULAR MEETING WILL BE HELD ON THURSDAY, MAY 26, 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.