



ACTION MINUTES

Planning Commission

Planning Commissioners:

D. Miguel Guerrero	Chair
Christine Scott Thomson	Vice Chair
Linda Barrera	Commissioner
Gail Donaldson	Commissioner
Steven Keller	Commissioner
Deepak Sohane	Commissioner
C. Tito Young	Commissioner

REGULAR MEETING

Thursday, September 26, 2019

6:30 PM

Council Chambers

1. CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Chair Miguel Guerrero.

2. ROLL CALL

Present: (6) Chair D. Miguel Guerrero
 Vice Chair Christine Scott Thomson
 Planning Commissioner Linda Barrera
 Planning Commissioner Steven Keller
 Planning Commissioner Deepak Sohane
 Planning Commissioner C. Tito Young

Excused (1) Planning Commissioner Gail Donaldson

Absence:

3. COMMISSION MATTERS

3.1 SWEARING IN OF NEW COMMISSIONER DEEPAK SOHANE

The City Clerk swore in new Planning Commissioner Deepak Sohane.

3.2 CONSIDERATION OF PLANNING COMMISSION MEETING SCHEDULE FOR 2020

A motion was made to approve the schedule for 2020.

Moved: Keller

Seconded: Barrera

Ayes: (6) Barrera, Keller, Sohane, Young, Thomson, Guerrero

Noes: (0)

Abstain: (0)

Absent: (1) Donaldson

4. PUBLIC COMMENT

None.

5. APPROVAL OF ACTION MINUTES OF AUGUST 22, 2019

Director Bryant responded to clarifying questions from Vice Chair Thomson concerning the content of the Action Minutes. A motion was made to approve the Action Minutes.

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

6. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Bryant reported on recent City Council actions. He noted that the City Council was scheduled to consider Wareham's appeal of the Commission's approval of the Marketplace Parcel B project at their October 1, 2019 meeting, and that the City Council is also scheduled to hold a study session on the required unit mix for high-rise buildings on October 1. He reminded the Commission about the opening reception for the annual Emeryville Celebration of the Arts exhibition scheduled for Friday, October 4, from 6 to 9 pm at the Pickleworks Building, 1375 55th Street.

7. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

None related to items on the September 26, 2019 agenda.

8. STUDY SESSION

- 8.1. Bird-Safe Building Standards** – Study session on the content, applicability, and form of new bird-safe building standards. Requirements could include treatments to make glass visible to birds, and lighting design to avoid disturbing flight patterns. Some standards would apply to all buildings, while others could apply to all buildings or buildings next to large landscaped areas. The form could range from CEQA review or project conditions of approval to a Design Guidelines section or an ordinance amending the Planning Regulations. CEQA Status: To be determined.

Associate Planner Diana Keena made the staff presentation and responded to questions from the Commission.

Noreen Weeden from the Golden Gate Audubon Society thanked staff for the presentation and noted the value of birds. She said there is a bird crisis with three billion fewer birds than in the 1970s, that the second highest cause of bird mortality is window collisions, with outdoor cats being the highest cause, and that this can be addressed by bird-safe building standards. She said that studies by the U.S. Fish and Wildlife Service show that over a million birds die each day due to collision with windows, She noted that the Golden Gate Audubon Society offers professional level classes for architects and other interested parties. She said that bird watching in the U.S. is an 80 billion dollar industry. She said bird safe building standards can pay for themselves through energy savings.

Fran Quittel, Watergate resident, asked if the anti-reflective window treatments would mitigate the glare from the glass. She also asked if the bird safety measures for tall buildings would be different on the lower floors than the upper floors.

The Commission discussed the various options identified in the staff presentation. Most of the Commissioners supported the idea of putting standards in the Planning Regulations, and applying them citywide. Some supported also putting standards in the Emeryville Design Guidelines and applying them to entire buildings rather than just the lower 60 feet.

9. PLANNING COMMISSIONERS COMMENTS

Commissioners welcomed Commissioner Sohane, who said that he looked forward to working with the Commission and staff. Chair Guerrero thanked staff for following up on his comments on pedestrian safety related to tree issues from the last meeting. He also commented that the bike lanes on the 40th Street Bridge near IKEA have glass in them and need to be swept on a regular basis. Vice Chair Thomson expressed appreciation for the recent Shoreline Cleanup; Commissioner Keller said that he and his husband had participated in a recent “plogging” event; Chair Guerrero reported that he had participated in the Coastal Cleanup in San Francisco.

10. ADJOURNMENT

The meeting was adjourned at 7:43 p.m.

THE NEXT SCHEDULED REGULAR MEETING WILL BE HELD ON THURSDAY, OCTOBER 24, 2019 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.