



## 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, December 10, 2020

6:30 PM

Council Chambers

#### 1. CALL TO ORDER

The meeting convened via teleconference at 6:30 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. SPECIAL ORDER OF THE DAY

##### 3.1 Honoring Associate Planner Diana Keena Upon Her Retirement Following Over 20 Years of Continuous and Outstanding Service to the City of Emeryville.

Director Bryant read a resolution expressing the Commission's sincere appreciation and gratitude for Associate Planner Diana Keena's service to the City, and wishing her the best in her retirement. Ms. Keena said that it has been a pleasure working for such a progressive and environmentally friendly Planning Commission, whose comments have improved every plan, ordinance, and project she brought to them. The Commissioners each expressed their appreciation for Ms. Keena's contributions to the City.

#### 4. PUBLIC COMMENT

None.

**5. APPROVAL OF ACTION MINUTES OF OCTOBER 22, 2020**

A motion was made to approve the Action Minutes.

**Moved:** Chafe  
**Seconded:** Mendez  
**Ayes:** (5) Chafe, Keller, Mendez, Sohane, Thomson  
**Noes:** (0)  
**Abstain:** (2) Guerrero, Young  
**Absent:** (0)

**6. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

Director Bryant reported on actions taken by the City Council at their recent meetings.

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

None.

**8. PUBLIC HEARINGS**

**8.1 Sherwin Williams Building 1-31 Adaptive Reuse (FDP20-001)** – Consideration of a Final Development Plan for adaptive reuse of the existing Building 1-31 in the Sherwin Williams Planned Unit Development/Preliminary Development Plan (PUD/PDP) that includes the design of the pedestrian and bicycle pass-through required by the PUD/PDP. The PUD/PDP was approved by the City Council on November 1, 2016. CEQA Status: An Environmental Impact Report was prepared for the project and certified by the Emeryville City Council on September 6, 2016. General Plan Land Use Classification: Mixed Use with Residential; Zoning District: Planned Unit Development (PUD-7) with Park Avenue District Overlay (P-A). (Applicant: Steelwave LLC/Bridget Metz) (Owners: LMC Horton Street Holdings LLC) (APN: 49-1557-6)

Miroo Desai, Senior Planner, gave the staff presentation and responded to Commissioner questions.

Steve Dunn, Steelwave LLC, applicant/developer, and Susan Eschweiler, DES, Architect, made a presentation and responded to questions from the Commission.

The public hearing was opened.

Director Bryant read an online speaker card from Tim Curran, which requested that the project not be approved if the rooftop utilities and screening cast significant shadows on adjacent historic live-work buildings.

Director Bryant read an online speaker card from Karen Kemp, which requested that the roof-top screening and utilities be triple insulated against noise pollution.

Jennifer Kain, member of the Bicycle/Pedestrian Advisory Committee, said that she really liked the bike pass through and expressed appreciation for the applicant's inclusion of the comments from the public, committees and Commission.

The public hearing was closed.

A motion was made to approve the application.

**Moved:** Keller

**Seconded:** Sohane

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

**Noes:** (0)

**Abstain:** (0)

**Absent:** (0)

- 8.2 Elevation 22 Street Tree Removal (TREE20-001)** – Consideration of a Tree Removal Permit to allow removal and replacement of three Camphor (*Cinnamomum camphora*) trees on the west side of Doyle Street north of Powell Street, and one Marina madrone (*Arbutus X 'Marina'*) tree on the Emeryville Greenway near the corner of Hollis Street and Powell Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301(c), which applies to minor alterations to existing streets, sidewalks, and similar facilities; Section 15304(b), which applies to new gardening and landscaping; 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 and Major Transit Hub; Zoning District: Medium-High Density Residential (RMH), North Hollis District Overlay (N-H), and Transit Hub Overlay (TH) (Applicant: Andrea Sessa, Studio M Merge) (Owner: Elevation 22 Homeowners Association, David Drucker) (APNs: adjacent to 49-1542-28; 49-1542-36; and 49-1542-37)

This item was continued to a future Planning Commission Meeting.

## **9. PLANNING COMMISSIONERS COMMENTS**

Commissioner Chafe noted that other cities have taken action to ban natural gas in construction on new buildings and said that she would like to see Emeryville take leadership on this. Director Bryant noted that the issue is being considered by the Sustainability Committee and will be coming to the City Council as an ordinance in future months.

Commissioner Keller asked about the status of Market Place Parcel B. Director Bryant indicated that a building permit application has not been submitted yet, and that he understood that the developer was working on financing for it.

## **10. ADJOURNMENT**

The meeting was adjourned at 8:00 p.m.

**THE NEXT SCHEDULED REGULAR MEETING WILL BE HELD ON THURSDAY, JANUARY 28, 2021 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.**