



ACTION MINUTES

Planning Commission

Planning Commissioners:

Christine Scott Thomson	Chair
C. Tito Young	Vice Chair
Zoë Chafe	Commissioner
Steven Keller	Commissioner
Erika Mendez	Commissioner
Vacant	Commissioner
Vacant	Commissioner

REGULAR MEETING

Thursday, January 28, 2021

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: (5) Chair Christine Scott Thomson
Vice Chair C. Tito Young
Planning Commissioner Zoë Chafe
Planning Commissioner Steven Keller
Planning Commissioner Erika Mendez

Excused (0)
Absence:

3. PUBLIC COMMENT

Miguel Guerrero, who served on the Commission for three-and-a-half years and who recently moved to Portland, Oregon, expressed his heartfelt gratitude for the great work that was being done by the Planning Commission in Emeryville. He said he continues to be interested in the City's progress and promised to speak on items as a member of the public in the future. Commissioners expressed their best wishes for Mr. Guerrero in Portland and thanks for his leadership.

4. APPROVAL OF ACTION MINUTES OF DECEMBER 10, 2020

A motion was made to approve the Action Minutes.

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

5. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Bryant reported on recent City Council actions. He also reminded Commissioners to file their annual conflict of interest forms (Form 700). He noted that, due to the recent resignations of Commissioners Guerrero and Sohane because of having moved out of Emeryville, there are now two vacancies on the Commission; the City Council is expected to fill these vacancies on March 16, hopefully in time for both new Commissioners to be seated by the Commission's March 25 meeting. He also reported that a recruitment for Assistant Planner closed on January 15; many applications were received and are now being reviewed.

6. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

None.

7. PUBLIC HEARINGS

7.1 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)

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

Kira Goodman, studio M MERGE, applicant, was available to respond to questions.

The public hearing was opened; there was no one wishing to speak; the public hearing was closed.

A motion was made to approve the application.

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

7.2 Emery Go-Round Temporary Fleet Parking Conditional Use Permit Amendment (UP18-003) – Consideration of a second amendment to a Conditional Use Permit that was approved by the Planning Commission on March 15, 2018 to use approximately three-fourths of the “Rifkin Lot” at 4555 Horton Street to park Emery Go-Round buses and employee cars. The first amendment, approved by the Planning Commission on February 27, 2020, was to extend the permitted occupancy of the site from two years to three years. This second amendment is to extend the termination of the permitted occupancy of the site from April 15, 2021 to June 30, 2021. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15304 which applies to minor alterations to land, Section 15332, which applies to infill development projects, and the “general rule” 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: Office/Technology; Zoning District: Planned Unit Development (PUD-3) (Applicant: Roni Hatstrup for Emeryville Transportation Management Association) (Owner: Scott Altick, BioMed Realty) (APN: 49-1544-1-1)

Director Bryant gave the staff presentation and responded to Commissioner questions.

Roni Hatstrup, Emeryville Transportation Management Association, applicant, addressed the Commission and responded to questions.

The public hearing was opened; there was no one wishing to speak; the public hearing was closed.

A motion was made to approve the application.

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

- 7.3 Garage Conversion into Two Bedrooms (UP20-007)** – Consideration of a Conditional Use Permit and Design Review application to convert a first-floor garage into two additional bedrooms for a ground-floor unit in an existing duplex at 1017 47th Street, resulting in a floor area ratio (FAR) of 0.56, which exceeds the base FAR of 0.5. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15303(b), which applies to conversion of small structures, 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 Density Residential; Zoning District: Medium Density Residential (RM) (Applicant: Rebecca Amato/Amato Architecture) (Owner: Ramses Erdtmann/Oxygen2 Investments) (APN: 49-1174-55)

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

Royce Mitten, Amato Architecture, architect, and Ramses Erdtmann, Oxygen2 Investments, applicant, were available to respond to Commissioner questions.

The public hearing was opened; there was no one wishing to speak; the public hearing was closed.

A motion was made to approve the application.

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

8. PLANNING COMMISSIONERS COMMENTS

Commissioners commented that they would miss Commissioners Guerrero and Sohane, and looked forward to presenting them with resolutions of appreciation new month.

9. ADJOURNMENT

The meeting was adjourned at 7:10 p.m.

THE NEXT SCHEDULED REGULAR MEETING WILL BE HELD ON THURSDAY, FEBRUARY 25, 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.