



ACTION MINUTES

Planning Commission

Planning Commissioners:

Christine Scott Thomson	Chair
C. Tito Young	Vice Chair
Zoë Chafe	Commissioner
Steven Keller	Commissioner
Erika Mendez	Commissioner
Henry Symons	Commissioner
Erica Zepko	Commissioner

REGULAR MEETING

Thursday, March 25, 2021

6:30 PM

Council Chambers

1. CALL TO ORDER

The meeting convened via teleconference at 6:35 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 Steven Keller
Planning Commissioner Erika Mendez
Planning Commissioner Henry Symons
Planning Commissioner Erica Zepko

3. COMMISSION MATTERS

3.1 RECOGNITION OF OUTGOING COMMISSIONER DEEPAK SOHANE

Former Commissioner Sohane was not in attendance, so Chair Thomson directed that this item be deferred until the end of the meeting in the event that he should arrive during the meeting.

3.2 SWEARING IN OF NEW COMMISSIONERS HENRY SYMONS AND ERICA ZEPKO

The City Clerk swore in new Planning Commissioners Henry Symons and Erica Zepko. They were congratulated by their fellow Commissioners.

4. PUBLIC COMMENT

Louis Samuel, Golden State Cannabis, addressed the Commission and said that he wished to speak in support of his application. He was advised that his item was number 8.1, and that he could address the Commission when the item was called.

There were no other public speakers.

5. APPROVAL OF ACTION MINUTES OF FEBRUARY 25, 2021

A motion was made to approve the Action Minutes.

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

6. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Bryant reported on recent City Council actions.

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

Vice Chair Young stated that he had visited Rotten City Pizza and spoke to employees as he toured the facility, and that he had also visited the Adeline Street site and talked to neighbors.

8. PUBLIC HEARINGS

8.1 6613 Hollis Cannabis Manufacturing and Non-Storefront Dispensary Incubator Facility Amendment (UP17-003) – Consideration of an amendment to Conditional Use Permit UP17-003 to convert second floor space (approximately 1,200 square feet) for cannabis manufacturing use and minor changes to the building floor plan to accommodate the proposed use. The Conditional Use Permit was originally approved by the Planning Commission on January 25, 2018. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15332, which applies to infill development projects, and under 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: Industrial; Zoning District: Heavy Industrial (INH) and North Hollis Overlay Zone (NH) (Owner/Applicant: 6613 Hollis Street LLC) (APN: 49-1511-3-2)

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

Louis Samuel, Golden State Cannabis, applicant, presented and responded to Commissioner questions. Jonas Bernstein, property owner, was available to respond to questions.

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

The Commission deliberated and indicated that there were no concerns about the proposed expansion of the cannabis manufacturing use, but that there were concerns about the timely completion of the improvements to the 66th Street sidewalk. Staff suggested modifying Conditions of Approval B.4, B.5, and B.6 to require that the applicant enter into an Improvement Agreement with the City for sidewalk improvements within three years of the effective date of this approval, and that the work be secured by a surety bond or cash deposit.

A motion was made to approve the application with this condition.

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

9. STUDY SESSION

- 9.1 **3637 Adeline Supportive Housing (ZC21-005)** – Study session to review a proposal for redevelopment of a 0.29-acre site with a 7-story, 90-unit, 100% affordable supportive housing project. The applicant proposes that the project be processed under SB 35, which mandates ministerial approval (i.e. staff level), and AB 1763, which specifies no density limit for projects within one-half mile of transit. General Plan Land Use Classification: Mixed Use with Residential and Major Transit Hub; Zoning District: Mixed Use with Residential South (MURS) and Transit Hub Overlay (TH) (Applicant/Owner: RB Adeline LLC, Ali Kashani) (APN: 49-481-15)

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

Ali Kashani, property owner and applicant; Adhi Nagraj, McCormack Baron Salazar, property managers; and Isaiah Stackhouse, principal, Trachtenberg Architects, presented and responded to Commission questions.

Public comment was opened.

Vickie Jo Sowell, 3618 Peralta Street, said she was an Emeryville resident for over forty years who runs the nearby community garden and lives directly behind this project. She expressed concerns that the structure would overshadow her garden and block her ability to see the sun. She asked the height of the proposed fence at the property line and said that the applicant should stay on their side of the property line. She also asked whether there were comments from the other single-unit neighbors.

Public comment was closed.

The Commission asked clarifying questions related to project costs, the need for a general use bathroom in upper levels, and daylighting of corridors. There was general support for the proposed supportive housing proposal given the state of homelessness in the area. Most of the Commissioners stated their preference for the option with a lower height, although at least one Commissioner preferred the higher density alternative. Suggestions were made to relocate the bike room towards the West MacArthur Boulevard side, and to add some two-bedroom units to accommodate families who may be experiencing homelessness. There was also a suggestion to include private open spaces for at least some units, and to move laundry rooms adjacent to the lounges. There was also a suggestion to dedicate the lounges on some floors for children. Use of public art to add interest to the building form, inclusion of some cargo bicycle spaces, and provision of on-site services were among other suggestions provided. A few Commissioners noted that a cluster of 100 per cent affordable housing projects was emerging in this part of the City.

The Commission then returned to Item 3.1.

3. COMMISSION MATTERS**3.1 RECOGNITION OF OUTGOING COMMISSIONER DEEPAK SOHANE**

Former Commissioner Sohane had not arrived during the meeting. Director Bryant read the resolution in recognition of former Commissioner Deepak Sohane, to which Commissioners and staff had contributed. The Commissioners expressed appreciation for Commissioner Sohane's service.

10. PLANNING COMMISSIONER'S COMMENTS

Commissioners welcomed new Commissioners Symons and Zepko.

11. ADJOURNMENT

The meeting was adjourned at 9:43 pm.

THE NEXT SCHEDULED REGULAR MEETING WILL BE HELD ON THURSDAY, APRIL 22, 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.