



## AGENDA

### Planning Commission

**Planning Commissioners:**

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

### REGULAR MEETING

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**Thursday, May 28, 2020**

**6:30 PM**

**Council Chambers**

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A complete copy of the agenda packet is available on the City's website at [www.emeryville.org/104/Planning-Commission](http://www.emeryville.org/104/Planning-Commission) before the Planning Commission meeting. All writings that are public records and relate to an agenda item which are distributed to a majority of the legislative body less than 72 hours prior to the meeting noticed above will be made available as "Late Correspondence" to Commissioners and City Staff before the meeting. The meeting is broadcast live on the City of Emeryville Television Channel (ETV), Cable Channel 27, and will be rebroadcast as part of the regular City agency bodies' meetings according to the published ETV schedule or programs.

You can request free copies of Planning Commission agendas in digital format for the current calendar year by going to our website at [www.emeryville.org](http://www.emeryville.org) and clicking on "Receive Notifications". Simply fill out your information, check "Planning Commission Agendas", and click the "Subscribe" button. You will then receive an email or text message (or both) asking you to confirm your subscription. Once completed, you will begin to receive notifications of Planning Commission meeting agendas.

#### **INFORMATION FOR MEETINGS DURING SHELTER IN PLACE ORDER (effective 3/17/2020 – 5/31/2020):**

Pursuant to California Governor Gavin Newsom's Executive Order, a local legislative body is authorized to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body during the current health emergency. As such, the Planning Commission Members will be participating in the Planning Commission meeting via teleconference, and the Commission will provide various options for the public to participate in the conduct of the meeting remotely.

The Commission will further adhere to the means otherwise prescribed by the Brown Act, which allows members of the public the right to observe and offer public comment during the public meeting, consistent with the public's rights of access and public comment otherwise provided for by the Brown Act, as applicable (including, but not limited to, the requirement that such rights of access and public comment be made available in a manner consistent with the Americans with Disabilities Act).

In addition to the mandatory conditions set forth above, the Commission will use sound discretion and make reasonable efforts to adhere as closely as reasonably possible to the provisions of the Brown Act, and other applicable local laws regulating the conduct of public meetings, in order to maximize transparency and provide the public access to their meetings.

**The Commission offers many ways for you to watch and participate in Planning Commission matters without attending a meeting in-person.** Our Planning Commission meetings are streamed live on Emeryville TV at [www.emeryville.org/citycouncil](http://www.emeryville.org/citycouncil). Additionally, public comment for Commission agenda items can be submitted online via our online speaker card when an agenda is posted at [www.emeryville.org/advisorybodies](http://www.emeryville.org/advisorybodies). Written comments can also be submitted by email to [plancomm@emeryville.org](mailto:plancomm@emeryville.org), or the Community Development Director, Charles Bryant, at [cbryant@emeryville.org](mailto:cbryant@emeryville.org). **If you would like to support, oppose, or otherwise comment on an upcoming agenda item, please send in your comments prior to the meeting** as there will be no option to attend in person.

If you prefer to participate in the meeting using Zoom, please use the information provided here:

Please click the link below to join:

[www.zoom.us/j/91060735454?pwd=MTEzVWRYRFJLWUJWS0hDT3oyREpFQT09](https://www.zoom.us/j/91060735454?pwd=MTEzVWRYRFJLWUJWS0hDT3oyREpFQT09)

Password: 718998

Or iPhone one-tap:

US: +16699006833,91060735454#,1#,718998# or  
+12532158782,91060735454#,1#,718998#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or  
+1 253 215 8782 or  
+1 346 248 7799 or  
+1 312 626 6799 or  
+1 929 205 6099 or  
+1 301 715 8592  
Webinar ID: 910 6073 5454  
Password: 718998

All matters listed under CONSENT CALENDAR are considered to be routine and will all be enacted by one motion in the form listed below. There will be no separate discussion of these items unless good cause is shown prior to the time the Commission votes on the motion to adopt. Persons who wish to speak on matters set for PUBLIC HEARINGS will be heard when the Presiding Officer calls for comments from those persons who are in support of or in opposition thereto. After persons have spoken, the Hearing is closed and brought back to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Planning Commission.

The speaker's time is limited to 3 minutes and can only be extended upon approval of the Presiding Officer. If you are submitting your comments using the online comment card, please be aware that they will be read aloud into the record and will still be limited to the 3-minute time limit.

In compliance with the Americans with Disabilities Act, a person requiring an accommodation, auxiliary aid, or service to participate in this meeting should contact the City Clerk's Office or ADA Coordinator at 510-596-4300 as far in advance as possible, but no later than 72 hours prior to the scheduled event. The best effort to fulfill the request will be made.

The AGENDA for this regular meeting is as follows:

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENT**
4. **APPROVAL OF ACTION MINUTES**
  - 4.1 [REGULAR MEETING OF FEBRUARY 27, 2020](#)
  - 4.2 [REGULAR MEETING OF APRIL 23, 2020](#)
5. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
6. **DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS**
7. **STUDY SESSIONS**
  - 7.1 [Emeryville Center for the Arts \(UPDR18-006\)](#) – A second study session to review an adaptive reuse proposal that will involve renovation of an existing, 30,000 square foot vacant building at 4060 Hollis Street to accommodate an arts and cultural center. General Plan Land Use Classification: Public; Zoning District: Public (P), Park Avenue District Overlay Zone (P-A), and Pedestrian Priority Overlay Zone (PP) (Applicant: Orton Development, Inc) (Owner: City of Emeryville) (APN: 49-618-4)
  - 7.2 [San Pablo Affordable Apartments \(ZC20-002\)](#) – A study session to review a proposal for redevelopment of a 0.39 acre site at 3600 San Pablo Avenue with a 7-story, 90-unit, 100% affordable housing project with a minimum of 3,600 square feet of ground floor commercial space for the Emeryville Citizens' Assistance Program (ECAP). 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 Neighborhood Retail Overlay; Zoning District: Mixed Use with Residential South (MURS), Neighborhood Retail Overlay (NR), and Pedestrian Priority Zone (PP) (Owner/Applicant: Resources for Community Development dba Evoy, L.P.) (APNs: 49-950-6-1; 49-950-8-1; and 49-950-1)
8. **PLANNING COMMISSIONERS COMMENTS**
9. **ADJOURNMENT**

**THE NEXT SCHEDULED REGULAR MEETING WILL BE HELD ON THURSDAY, JUNE 25, 2020 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.**