

PLANNING COMMISSIONERS:

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AGENDA EMERYVILLE CITY PLANNING COMMISSION CITY COUNCIL CHAMBERS 1333 PARK AVENUE EMERYVILLE, CALIFORNIA THURSDAY, MARCH 24, 2016 6:30 P.M.

A complete copy of the agenda packet will be available for public viewing at the information counter, Emeryville City Hall, 1333 Park Avenue, Emeryville, CA from the Monday before the Commission meeting. The meeting is shown live on the City of Emeryville television channel (ETV), cable channel 27, and will be rebroadcast as part of the regular City Council, Successor Agency, Community Development Commission and related meetings according to the published ETV schedule of programs. All writings that are public records and relate to an agenda item below which are distributed to a majority of the Planning Commission (including writings distributed to a majority of the Planning Commission less than 72 hours prior to this meeting) will be made available at the information counter, 1333 Park Avenue, Emeryville, CA during normal business hours (9:00 a.m. to 5:00 p.m., Monday through Friday, excluding legal holidays).

If you challenge the adequacy of the subject application in court, you will be limited to raising only those issues or alleged inadequacies which you presented to the Emeryville Planning Commission, orally or in writing, at or prior to the public hearing. You may not be entitled to maintain a legal action against the application unless you object to it, orally or in writing, at or prior to the public hearing.

In compliance with the Americans with Disabilities Act (ADA), 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 before the scheduled event. The best effort to fulfil the request will be made. Assistive listening devices are available for anyone with hearing difficulty from the City Clerk prior to the meeting, and must be returned to the City Clerk at the end of the meeting.

No dogs, cats, birds or any other animal or fowl shall be allowed at or brought in to a public meeting by any person except (i) as to members of the public or City staff utilizing the assistance of a service animal, which defined as a guide dog, or other animal individually trained to provide assistance to an individual with a disability, or (ii) as to police officers utilizing the assistance of a dog(s) in law enforcement duties.

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 Commission.

The speaker's time is limited to 3 minutes and can only be extended upon approval of the Presiding Officer. Any person who desires to address the Planning Commission on a matter not on the Agenda which item is within the subject matter jurisdiction of the Planning Commission, may do so during that portion of the Agenda called Public Comment.

The AGENDA for this regular meeting is as follows:

I. CONVENE AND ROLL CALL

II. PUBLIC COMMENT

III. [ACTION RECAP – February 25, 2016](#)

IV. DIRECTORS REPORT

V. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

VI. PUBLIC HEARINGS

- A. [6701 Shellmound Street Residential Development \(“Nady” Site\) \(UPDR13-004\)](#) -** Consideration of certification of the Final Environmental Impact Report prepared for the 6701 Shellmound Street Residential Development; and a Conditional Use Permit and Design Review for a 186-unit residential development on a 2.27 acre site located at 6701 Shellmound Street. The project includes a Tree Removal Permit for removal of two street trees. CEQA Status: Environmental Impact Report prepared with public comment period ending on December 21, 2015. General Plan Land Use Classification: Mixed Use with Residential; Zoning District: Mixed Use with Residential (MUR). Applicant: Anton Development Company LLC(Owner: Nady Trust U/D/T)(APN:49-1490-2)
- B. [AT&T Wireless Facilities Modifications \(DR16-004\)](#) –** Consideration of a Design Review Permit to modify existing wireless facilities at 6363 Christie Avenue (Pacific Park Plaza). CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15311 which applies to accessory structures, 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: Mixed Use with Residential and Major Transit Hub; Zoning District: Mixed Use with Residential (MUR) and Transit Hub Overlay (TH) (Applicant: Talin Aghazarian) (Owner: Pacific Park Plaza Home Owners Association) (APN: 49-1494-12)

VII. STUDY SESSIONS

- A. [Stanford Health Center \(DR15-020\)](#) –** Study session to review a design review proposal for exterior changes to the EmeryStation Greenway building, including a canopy over the sidewalk, a valet parking area along Hollis Street, and new signage for a medical office use at 5800 Hollis Street. The proposal involves modifications to both private property and the public right-of-way, and includes removal of two street trees. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301 which applies to modifications to existing facilities; 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 and Major Transit Hub; Zoning District: Office/Technology (OT), North Hollis Overlay Zone (N-H), and Transit Hub Overlay Zone (TH) (Applicant: Adam Books, Hensel Phelps) (Owner: EmeryStation Triangle, LLC) (APN: 49-1328-3-2)

- B. [Short Term Rentals](#) – Study session on whether and how to regulate short term rentals, which means renting out all or part of a dwelling unit for less than 30 days. CEQA Status: This project is exempt from environmental review under the “general rule” at Section 15061(b)(3) of the State CEQA Guidelines because it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment.

VIII. ADMINISTRATIVE ITEM

- A. [Capital Improvement Program](#) - Review of the proposed Five Year Capital Improvement Program for Fiscal Years 2016-17 through 2020-21, for consistency with the Emeryville General Plan pursuant to California Government Code Section 65403(c).

IX. COMMISSIONERS COMMENTS

X. ADJOURNMENT

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, APRIL 28, 2016 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.