

PLANNING COMMISSIONERS:

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Steven Keller, Vice Chair
John J. Bauters, Commissioner
Lawrence C. (Buzz) Cardoza, Commissioner
Gail Donaldson, Commissioner
Sam Kang, Commissioner

AGENDA EMERYVILLE CITY PLANNING COMMISSION CITY COUNCIL CHAMBERS 1333 PARK AVENUE EMERYVILLE, CALIFORNIA THURSDAY, JANUARY 28, 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 – December 10, 2015](#)

IV. DIRECTORS REPORT

V. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

VI. ADMINISTRATIVE ITEMS

A. [General Plan Annual Progress Report](#) - Review of the annual progress report on implementation of the General Plan, including the Housing Element, in Calendar Year 2015, for submittal to the Governor's Office of Planning and Research and the California Department of Housing and Community Development.

B. [Sutter Health Sign Appeal \(SIGN15-029\)](#) – Consideration of an appeal of the Community Development Director's approval of two high rise identification signs at 2000 Powell Street under The Towers Master Sign Program (SIGN11-008), which was approved by the Planning Commission on July 28, 2011. Pursuant to Planning Regulations Section 9-7.1404(b), the Planning Commission may either (1) affirm the decision of the Director and dismiss the appeal based on a determination that the facts ascertainable from the record do not warrant further hearing; (2) set a date for a public hearing on the appeal; or (3) remand the matter to the Director to cure a deficiency in the record or the proceedings. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15311(a) which applies to placement of on-premises signs, 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 Non-Residential; Zoning District: Planned Unit Development (PUD-1) (Applicant: Toni Russin, Sutter Health; Appellant: Paul Gerhardt) (Owner: KBS III Tower at Emeryville, LLC) (APN: 49-1521-7).

VII. PUBLIC HEARINGS

A. [3706 San Pablo Avenue Affordable Housing Extension Request \(UPDR14-001\)](#) – Request for a one-year extension of a Conditional Use Permit and Design Review for an 87-unit affordable housing development with 6,900 square feet of commercial space and 115 parking spaces in a six story structure on a site of approximately 1.12 acres on the east side of San Pablo Avenue between 37th Street and West MacArthur Boulevard. The site is partially in Oakland, and the City of Oakland has agreed that Emeryville may take the lead on all planning and building permits. The project was approved by the Emeryville Planning Commission on January 22, 2015. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15332, which applies to infill development projects. General Plan Land Use Designation: Mixed Use with Residential, Neighborhood Retail Overlay, and Major Transit Hub. Zoning Districts: Mixed Use with Residential South (MURS), Neighborhood Retail Overlay (NR), Pedestrian Priority Overlay (PP), and Transit

Hub Overlay (TH). (Applicant: EAH Housing)(Owner: City of Emeryville) (APNs: 12-951-11; 49-951-4-2, -5-1, -6-1, and -7)

- B.** **2100 Powell Street Master Sign Program (SIGN15-022)** – Consideration of a Master Sign Program to include new monument signs and other tenant and project signage at 2100 Powell Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15311(a) which applies to placement of on-premises signs, 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 Non-Residential; Zoning District: Planned Unit Development (PUD-1) (Applicant/Owner: REIT Watergate Hines) (APN: 49-1495-9)

VIII. STUDY SESSION

- A.** **6701 Shellmound Street Residential Development (“Nady” Site) (UPDR14-003)** – A second study session to review a proposed 186-unit residential development on a 2.27 acre site located at 6701 Shellmound Street. CEQA Status: Final Environmental Impact Report being prepared; public comment period on Draft Environmental Impact Report ended 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)

IX. COMMISSIONERS COMMENTS

X. ADJOURNMENT

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, FEBRUARY 25, 2016 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.