

PLANNING COMMISSIONERS:

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

AGENDA EMERYVILLE CITY PLANNING COMMISSION CITY COUNCIL CHAMBERS 1333 PARK AVENUE EMERYVILLE, CALIFORNIA THURSDAY, AUGUST 25, 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. RECOGNITION OF OUTGOING COMMISSIONER BRAD GUNKEL

III. PUBLIC COMMENT

IV. [ACTION RECAP – July 28, 2016](#)

V. DIRECTORS REPORT

VI. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

VII. PUBLIC HEARINGS

- A. [5876 Beaudry Street New Unit \(UPDR16-003\)](#)** – Consideration of a Conditional Use Permit and Design Review for a new one-bedroom unit at a property with two existing units located at 5876 Beaudry Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15303(b) which applies to new construction or conversion of apartments, duplexes and similar structures designed for not more than six dwelling units; 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: Medium Density Residential; Zoning District: Medium Density Residential (RM) and North Hollis Overlay (NH) (Applicant: Brad Gunkel) (Owner: Aaron Hokamura) (APN: 49-1331-17)
- B. [Doyle Street Lofts Amendment \(UPDR14-002\)](#)** – Consideration of an amendment to the conditions of approval of a Conditional Use Permit and Design Review permit to add square footage to two previously approved units at 5532 Doyle Street resulting in no exterior design modifications. The project was approved by the City Council on January 20, 2015. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15302 which applies to replacement or reconstruction of existing structures and 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: Medium Density Residential; Zoning District: Medium Density Residential (RM) (Applicant: Alex Bergtraun) (Owner: Jim Hamaduni) (APN: 49-1313-22)

VIII. STUDY SESSIONS

- A. [6 Unit Townhomes \(UPDR16-002\)](#)** – A study session to review a Conditional Use Permit and Design Review proposal to demolish four existing residential units and replace them with six new residential units at 5876 – 5880 Doyle Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15303(b) which applies to new construction or conversion of apartments, duplexes and similar structures designed for not more than six dwelling units, 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; Zoning District: Mixed Use with Residential (MUR) and North Hollis Overlay (N-H) (Applicant:

Jake Aftergood) (Owner: Kenneth J. Schmier 2010 Separate Living Property Trust and Eric S. Schmier 2010 Living Trust) (APN: 49-1330-12 and -13)

- B.** [Rug Depot Redesign \(UPDR16-005\)](#) – A study session to review a Conditional Use Permit and Design Review proposal to modify two existing buildings to provide interior parking spaces and two medium-sized retail locations at 4045 Horton Street and 4056 Hubbard Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301(a) which applies to interior and exterior alterations to existing facilities, Section 15332 which applies to in-fill 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: Mixed Use with Residential; Zoning District: Mixed Use with Residential (MUR), Park Avenue District Overlay (PA), and Pedestrian Priority Zone Overlay (PP) (Applicant/Owner: David Himy) (APN: 49-617-9 and -10)
- C.** [4-Plex Expansion \(UPDR16-007\)](#) – A study session to review a Conditional Use Permit and Design Review proposal to add below grade parking and additional floor area to an existing four unit residential building at 1271 64th Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301(e) which applies to additions to existing 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: Medium Density Residential; Zoning District: Medium Density Residential (RM) and North Hollis Overlay (NH) (Applicant/Owner: Aquis Bryant) (APN: 49-1471-15)

IX. COMMISSIONERS COMMENTS

X. ADJOURNMENT

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, SEPTEMBER 22, 2016 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.