



AGENDA

Planning Commission

Planning Commissioners:

Linda Barrera	Chair
D. Miguel Guerrero	Vice Chair
Gail Donaldson	Commissioner
Jonathan Hidalgo	Commissioner
Steven Keller	Commissioner
Christine Scott Thomson	Commissioner
C. Tito Young	Commissioner

REGULAR MEETING

Thursday, May 23, 2019

6:30 PM

Council Chambers

A complete copy of the agenda packet is available for public viewing at the Information Counter at the Civic Center at 1333 Park Avenue, Emeryville, California, during normal business hours (Monday through Friday, 9:00 AM to 5:00 PM, excluding legal holidays). All writing 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 will be made available at the Civic Center Information Counter. 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 meetings in digital format via email or text by visiting the City's Notification Center at www.emeryville.org. Simply enter your email address to subscribe or sign-in. You will then need to fill in your information and choose your desired available subscription lists by clicking on the email or text icon for each list-serve. For Planning Commission meeting agendas, please choose "Planning Commission Agendas". You will then receive an email or text message asking you to confirm your subscription. Once completed, you will begin to receive notifications of Planning Commission meeting agendas.

All matters listed under Consent Calendar are considered routine and will all be enacted by one motion in the form listed on the Agenda. There will be no separate discussion of these items unless good cause is shown prior to the time the Planning Commission votes on the motion to adopt. Any person who desires to address the Planning Commission on any item listed under the Consent Calendar, or 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. 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 Public Hearing is closed and brought back to the Planning Commission 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.

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 at 510-450-7800 or city_clerk@emeryville.org 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. Assistive listening devices are available in the Council Chambers for anyone with hearing difficulty, and must be returned at the end of the meeting. All documents are available in alternative formats upon request. No animals 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 is defined as a guide dog, signal 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.

The AGENDA for this regular meeting is as follows:

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENT**
4. **APPROVAL OF ACTION MINUTES OF APRIL 25, 2019**
5. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
6. **DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS**
7. **PUBLIC HEARINGS**
 - 7.1 **WeWork High-Rise Sign (SIGN19-007)** – Consideration of a Major Sign Permit for one high-rise identification sign at 1900 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: WeWork) (Owner: KBS III Towers Emeryville, LLC) (APN: 49-1495-8)
 - 7.2 **Tower Separation Requirement Amendment (ORD19-002)** – Consideration of amendments to Article 2 of Chapter 4 of the Planning Regulations concerning separation of buildings over 100 feet tall. CEQA Status: Environmental Impact Report for General Plan certified by the City Council on October 13, 2009.
8. **STUDY SESSION**
 - 8.1 **Onni Christie Mixed Use Project (UPDR18-003)** – Second study session to review a proposed mixed use project on a 3.76-acre site at 5801-5861 Christie Avenue, including a 54-story residential tower with 638 units, a 15-story office tower with approximately 238,000 square feet of office space, about 20,000 square feet of ground floor retail space, and 1,105 parking spaces. The project will include a new half-acre public park fronting Christie Avenue and will retain the existing 87,410 square foot office building occupied by Wells Fargo Bank and other commercial tenants. The existing one-story, approximately 44,000 square foot building that is occupied by Allegro Ballroom and other commercial tenants will be demolished. CEQA Status: Environmental Impact Report being prepared. General Plan Land Use Classification: Mixed Use with Residential, Major Transit Hub, and Other Park Opportunity; Zoning District: Mixed Use with Residential (MUR), Transit Hub Overlay (TH), and Pedestrian Priority Zone (PP) (Applicant: Nathan Pitters, Onni Group) (Owner: 5801 Christie Owner LLC) (APNs: 49-1494-3-2 and -4-8)
9. **ADMINISTRATIVE ITEM**
 - 9.1 **40th Street / 40th and San Pablo Bus Hub Design (STUDY18-001)** – Consideration of a recommendation to the City Council to approve the design of 40th Street and the 40th and San Pablo Bus Hub to create bus-only lanes, a two-way bikeway on the north side of the street, bicycle-pedestrian intersection improvements, streetscaping with green infrastructure and public art opportunities, and bus stop improvements including passenger boarding areas. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301(c), which applies to minor alterations of existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar 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 Designations: Vicinity of 40th Street and San Pablo Avenue – Major Transit Hub; San Pablo Avenue – Transit Street; 40th Street – Transit Street and Class II & III Bikeway.

9. PLANNING COMMISSIONERS COMMENTS

10. ADJOURNMENT

THE NEXT SCHEDULED REGULAR MEETING WILL BE HELD ON THURSDAY, JUNE 27, 2019 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.