

PLANNING COMMISSIONERS:

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Gail Donaldson, Commissioner
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AGENDA EMERYVILLE CITY PLANNING COMMISSION CITY COUNCIL CHAMBERS 1333 PARK AVENUE EMERYVILLE, CALIFORNIA THURSDAY, JUNE 23, 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 – May 26, 2016](#)

IV. DIRECTORS REPORT

V. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

VI. PUBLIC HEARINGS

- A. [Marketplace Redevelopment Project, “Parcel B” \(Garage Building\)\(FDP15-001\)](#) – Consideration of a Final Development Plan (FDP) for “Parcel B” of the Marketplace Redevelopment Project Planned Unit Development (PUD04-12) that was approved by the City Council on August 5, 2008. The project consists of a four-story building with approximately 20,000 square feet of ground floor retail space and structured parking on three levels accommodating 300 parking spaces. In addition, there is a stand-alone one story, approximately 2,280 square foot commercial pavilion with a plaza between the garage building and the pavilion. CEQA Status: Environmental Impact Report for Marketplace Redevelopment Project PUD certified by City Council on January 15, 2008; no subsequent EIR is required to be prepared pursuant to CEQA Guidelines Section 15162. General Plan Land Use Classification: Mixed Use with Residential and Major Transit Hub; Zoning District: Planned Unit Development (PUD-2) (Applicant/Owner: AG-CCRP Public Market L.P.) (APNs: 49-1556-2 and -3)**
- B. [Water Efficient Landscape Ordinance Amendments \(ORD16-001\)](#) - Consideration of a State-mandated amendment to Article 6 of Chapter 4 of Title 9 of the Emeryville Municipal Code to increase water efficiency standards for landscapes. CEQA Status: The proposed ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 15307 of the State CEQA Guidelines regarding actions by a regulatory agency for protection of natural resources, and Section 15061(b)(3), the general rule that CEQA does not apply to projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.**

VII. STUDY SESSIONS

- A. [Pelco Mixed-Use Project \(UPDR16-001\)](#) - Study session for a Conditional Use Permit and Design Review for the conversion of an existing significant building into 23 live-work and 2 commercial units at 1550 Park Avenue. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines 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, Other Park Opportunity and Neighborhood Retail Overlay; Zoning District: Mixed Use with Residential (MUR), Park Avenue Overlay Zone (P-A), Pedestrian Priority Overlay Zone (PP), and Neighborhood Retail Overlay Zone (NR) (Applicant/Owner: 1550 Park LLC) (APN: 49-1036-3)**

- B.** **5876 Beaudry Street New Unit (UPDR16-003)** - Study session for 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)
- C.** **Plan Bay Area 2040 Scenarios** - Planning Commission review of development alternatives for the region’s 2017 Sustainable Communities Strategy, as mandated by SB 375. Alternatives include growth throughout the region, growth in medium sized cities with BART or Caltrain, and growth in the three largest cities.

VIII. COMMISSIONERS COMMENTS

IX. ADJOURNMENT

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