



## AGENDA

### Planning Commission

**Planning Commissioners:**

Zoë Chafe	Commissioner
Al Dram	Commissioner
Jack Ghizzoni	Commissioner
Rod Henmi	Commissioner
Dianne Martinez	Commissioner
Yang Ming	Commissioner
Jordan Wax	Commissioner

### REGULAR MEETING

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Thursday, July 27, 2023

6:30 PM

Council Chambers / Teleconference

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**This meeting is being conducted in a hybrid (in-person/Zoom) format at 1333 Park Avenue, Emeryville, California. To join the meeting via Zoom, use the information provided below.**

The Commission offers many ways for you to watch and participate in Planning Commission matters without attending a meeting in-person. Planning Commission meetings are streamed live on Emeryville TV at [www.emeryville.org/104/Planning-Commission](http://www.emeryville.org/104/Planning-Commission). Additionally, public comment for Commission agenda items can be submitted online via our online speaker card at [www.emeryville.org/104/Planning-Commission](http://www.emeryville.org/104/Planning-Commission). Written comments can also be submitted by email to [plancomm@emeryville.org](mailto:plancomm@emeryville.org), or to the Community Development Director, Charles S. Bryant, at [cbryant@emeryville.org](mailto:cbryant@emeryville.org). If you would like to support, oppose, or otherwise comment on an upcoming agenda item, please send in your comments prior to the meeting.

If you prefer to participate in the meeting using Zoom, please use the information provided here:

Please click the link below to join:

<https://emeryville-org.zoom.us/j/88602579027>

Or Telephone: +1 669 900 6833

Webinar ID: 886 0257 9027

International numbers available: <https://emeryville-org.zoom.us/j/88602579027>

A complete copy of the agenda packet is available for viewing at the Information Center at City Hall, located at 1333 Park Avenue, Emeryville, California, and on the City's website at [www.emeryville.org/104/Planning-Commission](http://www.emeryville.org/104/Planning-Commission) before the Planning Commission meeting. All writings 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 is noticed, will be made available via email by request to the Commission Secretary. 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 of programs. Planning Commission meetings will also be available to view through live media streaming accessible from the City of Emeryville website at [www.emeryville.org/104/Planning-Commission](http://www.emeryville.org/104/Planning-Commission).

You can request free copies of Planning Commission agendas in digital format for the current calendar year by going to our website at [www.emeryville.org/notifyme](http://www.emeryville.org/notifyme). Simply fill out your information, check "Planning Commission Agendas", and click the "Subscribe" button. You will then receive an email or text message (or both) asking you to confirm your subscription. Once completed, you will begin to receive notifications of Planning Commission meeting agendas.

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 Planning Commission.

The speaker's time is limited to 3 minutes and can only be extended upon approval of the Presiding Officer. If you are submitting your comments using the online comment card, please be aware that they will be read aloud into the record and will still be limited to the 3-minute time limit.

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.

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, as far in advance as possible, but no later than 72 hours before the scheduled event. The best effort to fulfill the request will be made. Assistive listening devices will be made available for anyone with hearing difficulty and must be returned to the Commission Secretary at the end of the meeting.

The AGENDA for this regular meeting is as follows:

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **COMMISSION MATTERS**
  - 3.1 **Swearing In of New Planning Commissioner Yang Ming**
  - 3.2 **Election of Officers**
4. **PUBLIC COMMENT**
5. **[APPROVAL OF ACTION MINUTES OF JUNE 22, 2023](#)**
6. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
7. **DISCLOSURE OF EX PARTE COMMUNICATIONS AND IDENTIFICATION OF CONFLICTS OF INTEREST**
8. **PUBLIC HEARINGS**
  - 8.1 **[Active Transportation Plan \(STUDY20-001\)](#)** – Consideration of a recommendation to the City Council to adopt the Active Transportation Plan (ATP) and related amendments to the General Plan to ensure consistency with the ATP. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301(c), which applies to existing highways, streets, sidewalks, and trails, including the addition and modification of pedestrian and bicycle facilities; Section 15302, which applies to replacement or reconstruction of existing structures and facilities; Section 15304(h), which applies to the creation of bicycle lanes on existing rights-of-way; and the “common sense exemption” 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.

**9. STUDY SESSIONS**

- 9.1** [Bay Center Life Science Project \(UPDR22-002\)](#) – A third study session to review a proposal to construct a new six story, 96-foot-tall building accommodating 210,000 square feet of Research and Development space and a new 505-space parking garage at 6475 Christie Avenue. General Plan Land Use Classification: Mixed Use with Non-Residential; Zoning District: Mixed Use with Non-Residential (MUN) and Pedestrian Priority (PP) Overlay for a portion of 64th Street frontage (Owner/Applicant: Bay Center Investors, LLC c/o Harvest Properties) (APNs: 49-1491-7; -8; and -11)
- 9.2** [Christie Avenue Affordable Housing Project \(ZC23-008\)](#) – A study session to review a City sponsored 100% affordable housing project that will accommodate 364 rental units in three separate buildings on 2.2 acre site located at 5890-6150 Christie Avenue. Each 95-foot-tall building will include parking provided in lifts and a variety of amenity spaces. The project will also include a 6,000 square feet expansion of Christie Park with an active multi-use court. The applicant proposes that the project be processed under SB 35, which mandates ministerial approval (i.e. staff level), and AB 1763, which specifies no density limit for projects within one-half mile of transit. General Plan Land Use Classification: Mixed Use with Residential and Major Transit Hub; Zoning District: Mixed Use with Residential (MUR), Transit Hub Overlay (TH), and Pedestrian Priority Zone (PP) (Applicant: EAH Inc.) (Owner: City of Emeryville) (APNs: 49-1493-3, -4, and -5)

**10. PLANNING COMMISSIONERS COMMENTS****11. ADJOURNMENT**

**THE NEXT REGULAR MEETING WILL BE ON THURSDAY, AUGUST 24, 2023 AT 6:30 P.M. AT EMERYVILLE CITY HALL, COUNCIL CHAMBERS, 1333 PARK AVENUE, EMERYVILLE, CA 94608 AND VIA TELECONFERENCE.**