

PLANNING COMMISSIONERS:

Steven Keller, Chair
Lawrence C. (Buzz) Cardoza, Vice Chair
Philip Banta, Commissioner
Linda Barrera, Commissioner
Gail Donaldson, Commissioner
Sam Kang, Commissioner

AGENDA EMERYVILLE CITY PLANNING COMMISSION CITY COUNCIL CHAMBERS 1333 PARK AVENUE EMERYVILLE, CALIFORNIA THURSDAY, DECEMBER 8, 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 JOHN J. BAUTERS**
- III. **PUBLIC COMMENT**
- IV. **[ACTION RECAP – October 27, 2016](#)**
- V. **DIRECTORS REPORT**
- VI. **DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS**
- VII. **PUBLIC HEARINGS**
 - A. **[4-Plex Redesign \(UPDR16-007\)](#)** – Consideration of a Conditional Use Permit and Design Review proposal to add 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)
 - B. **[Cellular Facility on Existing Streetlight Pole \(UPDR16-009\)](#)** – Consideration of a Conditional Use Permit and Design Review application to install a new wireless telecommunication facility on an existing City streetlight pole in the Powell Street public right-of-way near the intersection of Christie Avenue, adjacent to 5795 Christie Avenue. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15303(d), which applies to construction and extension of utilities, 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, Regional Retail Overlay, and Major Transit Hub Overlay; Zoning District: Mixed Use with Residential (MUR), Regional Retail Overlay (RR), Pedestrian Priority Zone Overlay (PP), and Transit Hub Overlay (TH) (Applicant: Mobilitie, LLC) (Owner: City of Emeryville) (Adjacent to APN 49-1515-7-7)
 - C. **[PG&E Tree Removal \(TREE16-001\)](#)** – Consideration of a Tree Removal Permit to remove 30 street trees in the public right-of-way that are adjacent to natural gas transmission lines at various locations in the City. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15304(b), which applies to changes in landscaping, 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: Various; Zoning District: Various (Applicant: PG&E) (Owner: City of Emeryville) (APNs: adjacent to 49-1041-49; 49-1041-71-2; 49-1319-2-2; 49-1489-14; 49-1492-13; 49-1544-1-1; and 49-1544-2)

- D. [Cannabis Regulations \(ORD16-002\)](#) – Consideration of amendments to the Planning Regulations in Title 9 of the Emeryville Municipal Code to add Article 21 to Chapter 5 concerning standards for Cannabis-related activities and to make other related modifications to the Planning Regulations. These regulations would apply citywide. CEQA Status: This proposal is exempt from environmental review under State CEQA Guidelines 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.

VIII. COMMISSIONERS COMMENTS

IX. ADJOURNMENT

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, JANUARY 26, 2017 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.