



# City of Emeryville

INCORPORATED 1896

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## **PLANNING COMMISSIONERS:**

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

## **AGENDA EMERYVILLE PLANNING COMMISSION CITY COUNCIL CHAMBERS 1333 PARK AVENUE EMERYVILLE, CALIFORNIA THURSDAY, MAY 25, 2017 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 fulfill 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 all 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 – April 27, 2017](#)**
- IV. **DIRECTORS REPORT**
- V. **DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS**
- VI. **PUBLIC HEARINGS**
  - A. **[Sherwin Williams Subdivision Map \(SUBDIV16-002\)](#)** – Consideration of a Major Subdivision permit for Vesting Tentative Map 8357 reconfiguring an existing 8.55 acre parcel to create five building parcels (identified on the map as Lots 1 to 5); five open space parcels (identified on the map as Parcels A to E); and two roads, Hubbard Street extension and new 46<sup>th</sup> Street; consistent with the Sherwin Williams Project Planned Unit Development (PUD13-001) that was approved by the City Council on November 1, 2016. CEQA Status: Environmental Impact Report for Sherwin Williams Project PUD certified by the City Council on September 6, 2016. General Plan Land Use Classification: Mixed Use with Residential and Park/Open Space; Zoning District: Planned Unit Development (PUD-7)(Owner: SWACE, LLC, c/o The Sherwin-Williams Company)(Applicant: LMC Emeryville I Investor LLC.)(APN: 49-1041-26-15)
  - B. **[Avalon Public Market Signs \(SIGN17-009\)](#)** – Consideration of a Major Sign Permit for Avalon Public Market signs for the residential project currently under construction on “Parcel D” at 6301 Shellmound Street. 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 Residential and Major Transit Hub; Zoning District: Planned Unit Development (PUD-2) (Applicant: Ad Art, Steve Peterson) (Owner: AvalonBay Communities, Inc.) (APN: 49-1556-9)
  - C. **[New Seasons Market Signs \(SIGN17-010\)](#)** – Consideration of a Major Sign Permit for New Seasons Market signs at 6201 Shellmound Street. 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 Residential and Major Transit Hub; Zoning District: Planned Unit Development (PUD-2) (Applicant: Ad Art, Nathan Mureno) (Owner: AG-CCRP Public Market L.P.) (APN: 49-1556-7)
- VII. **STUDY SESSION**
  - A. **[Redevelopment of Properties at 3600, 3610, and 3620 San Pablo Avenue \(UPDR17-008\)](#)** – A study session to consider three development scenarios including supportive

housing, low-income affordable housing, and mixed income family housing on a 0.39 acre site that the City of Emeryville is considering for redevelopment. CEQA Status: To be determined. General Plan Land Use Classification: Mixed Use with Residential and Neighborhood Retail Overlay; Zoning District: Mixed Use with Residential South (MURS), Neighborhood Retail Overlay (NR), and Pedestrian Priority Zone (PP)(Owner: Adlai Karim)(Applicant: City of Emeryville.)(APNs: 49-950-6-1; 49-950-8-1; and 49-950-1)

**VIII. COMMISSIONERS COMMENTS**

**IX. ADJOURNMENT**

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, JUNE 22, 2017 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.**