



City of Emeryville

INCORPORATED 1896

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PLANNING COMMISSIONERS:

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Linda Barrera, Vice Chair
Philip Banta, Commissioner
Miguel Guerrero, Commissioner
Sam Kang, Commissioner
Steven Keller, Commissioner
Christine Scott Thomson, Commissioner

AGENDA EMERYVILLE PLANNING COMMISSION CITY COUNCIL CHAMBERS 1333 PARK AVENUE EMERYVILLE, CALIFORNIA THURSDAY, AUGUST 24, 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 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 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. **SWEARING IN OF NEW COMMISSIONER MIGUEL GUERRERO**
- III. **PUBLIC COMMENT**
- IV. **[ACTION RECAP – July 27, 2017](#)**
- V. **DIRECTORS REPORT**
- VI. **DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS**
- VII. **PUBLIC HEARINGS**
 - A. **Mobilitie Cellular Facilities**. Consideration of two Conditional Use Permit and Design Review applications for wireless telecommunications facilities on two existing City street light poles in the public right of way. CEQA Status: These projects are exempt from environmental review under State CEQA Guidelines Section 15301(b) which applies to minor alterations to existing public utility facilities, Section 15303 which applies to construction of small new equipment in small structures, and the “general rule” at Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposals may have a significant effect on the environment. (Applicant: Mobilitie) (Owner: City of Emeryville)
 1. **Mobilitie @ Powell Street (UPDR16-009)** – On the south side of Powell Street adjacent to 5795 Christie Avenue (APN: 49-1515-7-7) (Near the southwest corner of Powell Street and Christie Avenue). General Plan Land Use Classification: Mixed Use with Residential, Regional Retail Overlay, and Major Transit Hub; Zoning District: Mixed Use with Residential, (MUR), Regional Retail Overlay (RR), Pedestrian Priority Overlay (PP), and Transit Hub Overlay (TH)
 2. **Mobilitie @ Christie Avenue (UPDR17-004)** – On the north side of 64th Street adjacent to 6425 Christie Avenue (APN: 49-1491-7) (Near the northeast corner of 64th and Lacoste Streets). General Plan Land Use Classification: Mixed Use with Non-Residential; Zoning District: Mixed Use with Non-Residential (MUN)
 - 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. 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 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) (Continued from June 22, 2017 meeting.)
 - C. **Art.com Signs (SIGN17-012)** – Consideration of a Major Sign Permit to modify the existing “Art.com” high-rise identification signs at 2100 Powell Street by removing the multi-color LED “light pucks” from the existing channel letters and adding white acrylic letter faces to be internally illuminated with new white LED modules. 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: Yesco Signs, LLC) (Owner: BRE Powell Property Owner LLC) (APN: 49-1495-9)

VIII. COMMISSIONERS COMMENTS

IX. ADJOURNMENT

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, SEPTEMBER 28, 2017 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.