



AGENDA

Planning Commission

Planning Commissioners:

Gail Donaldson	Chair
Linda Barrera	Vice Chair
D. Miguel Guerrero	Commissioner
Sam Kang	Commissioner
Steven Keller	Commissioner
Christine Scott Thomson	Commissioner
Vacant	Commissioner

REGULAR MEETING

Thursday, June 28, 2018

6:30 PM

Council Chambers

A complete copy of the agenda packet is available for public viewing at the Information Counter at the Civic Center at 1333 Park Avenue, Emeryville, California, during normal business hours (Monday through Friday, 9:00 AM to 5:00 PM, excluding legal holidays). All writing 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 noticed will be made available at the Civic Center Information Counter. 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 or programs.

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All matters listed under Consent Calendar are considered routine and will all be enacted by one motion in the form listed on the Agenda. There will be no separate discussion of these items unless good cause is shown prior to the time the Planning Commission votes on the motion to adopt. Any person who desires to address the Planning Commission on any item listed under the Consent Calendar, or 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. 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 Public Hearing is closed and brought back to the Planning Commission 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.

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 or city_clerk@emeryville.org as far in advance as possible, but no later than 72 hours prior to the scheduled event. The best effort to fulfill the request will be made. Assistive listening devices are available in the Council Chambers for anyone with hearing difficulty, and must be returned at the end of the meeting. All documents are available in alternative formats upon request. 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.

The AGENDA for this regular meeting is as follows:

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENT**
4. **APPROVAL OF ACTION MINUTES**
 - 4.1. [Regular Meeting of April 26, 2018](#)
 - 4.2. [Special Meeting of May 17, 2018](#)
5. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
6. **DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS**
7. **PUBLIC HEARINGS**
 - 7.1. [Ocean View Townhomes \(UPDR16-004\)](#) – Consideration of a Conditional Use Permit and Design Review Permit to demolish an existing single family home and replace it with a three-unit residential building at 1270 Ocean Avenue, and a Tree Removal Permit for two street trees on Ocean Avenue. 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 District Overlay (NH) (Applicant: Indigo Design Group) (Owner: Farshid Vahedian) (APN: 49-1469-10)
 - 7.2. [Sherwin Williams Surface Parking Lot \(UP18-005\)](#) – Consideration of a Conditional Use Permit to allow a temporary surface parking lot accommodating 140 spaces to support office use in the existing building at the Sherwin Williams Planned Unit Development (PUD) site until a new garage building (identified on Parcel B2 of the approved PUD) is constructed. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15311(b), which applies to accessory structures including small parking lots, 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 Park/Open Space; Zoning District: Planned Unit Development (PUD-7) with Park Avenue District Overlay (P-A). (Applicant: LMC Emeryville I Investor LLC)(Owners: SWACE, LLC, c/o The Sherwin-Williams Company and City of Emeryville) (APNs: 49-1041-26-15 and -16)
 - 7.3. [Shellmound Way General Plan Amendment \(GPA 18-001\)](#) – Consideration of a General Plan Amendment to revise the location of Shellmound Way such that it coincides with its current location 250 feet south of what is shown on Figure 3-1, “Circulation”, in the General Plan and other maps in the General Plan; and to add an east-west bicycle and pedestrian path to Figure 3-1 and other maps in the General Plan between Christie Avenue and Shellmound Street generally along the property line between 5850 Shellmound Way and 5890 Christie Avenue. CEQA Status: Environmental Impact Report for General Plan certified by the City Council on October 13, 2009.

8. STUDY SESSION

- 8.1. [5850 Shellmound Way Mixed Use Project \(UPDR17-011\)](#) – A second study session to review a Conditional Use Permit and Design Review proposal to demolish an existing 61,000 square foot office building and replace it with an eight-story building accommodating 244 rental residential units with 7,000 square feet of ground floor commercial space. CEQA Status: to be determined. 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 Overlay Zone (PP) (Applicant: Dave Johnson) (Owner: Shellmound Christie Corporation) (APN: 49-1493-6)

9. PLANNING COMMISSIONERS COMMENTS**10. ADJOURNMENT**

THE NEXT SCHEDULED REGULAR MEETING WILL BE HELD ON THURSDAY, JULY 26, 2018 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.