



# 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

## **AGENDA EMERYVILLE CITY PLANNING COMMISSION CITY COUNCIL CHAMBERS 1333 PARK AVENUE EMERYVILLE, CALIFORNIA THURSDAY, FEBRUARY 23, 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.

## Planning Commission Meeting Agenda

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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 – JANUARY 26, 2017](#)**

**IV. DIRECTORS REPORT**

**V. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS**

**VI. ADMINISTRATIVE ITEM**

- A. [General Plan Annual Progress Report](#)** - Review of the annual progress report on implementation of the General Plan, including the Housing Element, in Calendar Year 2016, for submittal to the Governor's Office of Planning and Research and the California Department of Housing and Community Development.

**VII. PUBLIC HEARINGS**

- A. [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)
- B. [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)
- C. [Artistry Apartments Unit Addition \(UPDR17-002\)](#)** – Consideration of a Conditional Use Permit and Design Review application to allow conversion of unused ground floor office and lounge areas to six new residential units in an existing 261-unit rental apartment building. The building, now known as Artistry Emeryville and previously known as Archstone Emeryville, was originally known as Emery Bay Club and Apartments II, and was approved by the Planning Commission and City Council in 1991. A conditional use permit (UP91-13) and design review approval (DR91-13) were granted by the Planning

Commission, and a General Plan Amendment (Resolution No. 91-131) and Rezoning (Ordinance No. 91-11) were approved by the City Council. CEQA Status: This proposal is exempt from environmental review under State CEQA Guidelines Section 15301(e) pertaining to additions to existing facilities; Section 15332 which applies to in-fill development projects; 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: High Density Residential; Zoning District: High Density Residential (RH) and Pedestrian Priority Zone Overlay (PP) (Applicant: Nazar Elwazir) (Owner: ASN Emeryville LLC) (APNs: 49-1491-13 and 49-1534-1)

- D. [1256 64<sup>th</sup> Street Floor Area Increase \(UPDR17-001\)](#) – Consideration of a Conditional Use Permit and Design Review application to convert half of an existing interior two-car garage into habitable space, thereby adding square footage to an existing unit at 1256 64<sup>th</sup> Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15303(b), which applies to conversion of 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 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: June You) APN: 49-1470-4-1

**VIII. COMMISSIONERS COMMENTS**

**IX. ADJOURNMENT**

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, MARCH 23, 2017 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.**