



## AGENDA

### Planning Commission

**Planning Commissioners:**

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

### REGULAR MEETING

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**Thursday, January 25, 2018**

**6:30 PM**

**Council Chambers**

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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.

You can request free copies of Planning Commission meetings in digital format via email or text by visiting the City's Notification Center at [www.emeryville.org](http://www.emeryville.org). Simply enter your email address to subscribe or sign-in. You will then need to fill in your information and choose your desired available subscription lists by clicking on the email or text icon for each list-serve. For Planning Commission meeting agendas, please choose "Planning Commission Agendas". You will then receive an email or text message asking you to confirm your subscription. Once completed, you will begin to receive notifications of Planning Commission meeting agendas.

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](mailto: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 meetings is as follows:

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENT**
4. **APPROVAL OF ACTION MINUTES**
  - 4.1. [Regular Meeting of December 14, 2017](#)
  - 4.2. [Special Meeting of December 20, 2017](#)
5. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
6. **DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS**
7. **STUDY SESSIONS**
  - 7.1. [Adeline Springs \(UPDR17-009\)](#) – A third study session to solicit comments on a Conditional Use Permit and Design Review application to demolish an existing 5,866 square foot building (“U.S. Spring”) and construct a new, five story building that will accommodate 29 rental residential units and 4 to 6 live-work units on a 12,528 square foot parcel located at 3637 Adeline Street. CEQA Status: To be determined. General Plan Land Use Classification: Mixed Use with Residential and Major Transit Hub; Zoning District: Mixed Use with Residential South (MURS) and Transit Hub Overlay (TH) (Applicant/Owner: RB Adeline LLC, Ali Kashani) (APN: 49-481-15)
  - 7.2. [Sherwin Williams – Architectural Final Development Plan \(FDP17-001\)](#) – A fourth study session to solicit comments on the Final Development Plan (FDP) design concept for buildings in the Sherwin Williams Planned Unit Development site. The Preliminary Development Plan (PDP) for the project was approved by the City Council on November 1, 2016. CEQA Status: An Environmental Impact Report was prepared for the project and certified by the Emeryville 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) with Park Avenue District Overlay (P-A). (Applicant: LMC Emeryville I Investor LLC)(Owner: SWACE, LLC, c/o The Sherwin-Williams Company) (APN: 49-1041-26-15)

**8. PUBLIC HEARINGS**

- 8.1. [6613 Hollis Cannabis Manufacturing and Delivery Incubator Facility \(UP17-003\)](#)** – Consideration of a Major Conditional Use Permit to allow a 4,043 square foot incubator space at 6613 Hollis Street for a variety of cannabis manufacturing and delivery services. The proposal also includes a Conditional Use Permit to allow zero parking spaces where two parking spaces is the required minimum. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15332, which applies to infill development projects, and under 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: Industrial; Zoning District: Heavy Industrial (INH) and North Hollis Overlay Zone (NH). (Owner/Applicant: 6613 Hollis Street LLC) (APN: 49-1511-3-2) (Continued from December 20, 2017.)
- 8.2. [Ocean Lofts Modifications \(UP07-01; DR07-02; VAR07-01\)](#)** – Consideration of an amendment to the conditions of approval and approved plans of a Conditional Use Permit and Design Review Permit to add square footage, to add private open space in the form of roof decks, and to make exterior modifications to two previously approved units at 1258 Ocean Avenue. The project was originally approved by the City Council on April 17, 2007. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15303 which applies to construction of small, new structures. General Plan Land Use Classification: Medium Density Residential; Zoning District: Medium Density Residential (RM) and North Hollis District Overlay (NH) (Applicant/Owner: Ali Eslami) (APN: 49-1469-6)
- 8.3. [Shellmound Way General Plan Amendment \(GPA18-001\)](#)** – Consideration of a General Plan Amendment to revise the location of Shellmound Way such that it coincides with its current location approximately 250 feet south of what is shown on General Plan Figure 3-1, “Circulation”, and other maps in the General Plan. CEQA Status: Environmental Impact Report for General Plan certified by the City Council on October 13, 2009.

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

**THE NEXT SCHEDULED REGULAR MEETING WILL BE HELD ON THURSDAY, FEBRUARY 22, 2018 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.**