



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

Thursday, February 22, 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 OF JANUARY 25, 2018](#)**
5. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
6. **DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS**
7. **ADMINISTRATIVE ITEM**
 - 7.1. **[General Plan Annual Progress Report](#)** - Review of the annual progress report on implementation of the General Plan, including the Housing Element, in Calendar Year 2017, for submittal to the Governor's Office of Planning and Research and the California Department of Housing and Community Development.
8. **PUBLIC HEARINGS**
 - 8.1. **[Sherwin Williams – Architectural Final Development Plan \(FDP17-001\)](#)** – Consideration of a Final Development Plan (FDP) for four new 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)
 - 8.2. **[Rochambeau Cannabis Retail Dispensary \(UP18-001\)](#)** – Consideration of a Major Conditional Use Permit to allow a Cannabis Sales use at 3996 San Pablo Avenue, Suite C4 and C5, including retail sale and on-site consumption of cannabis products (a tasting bar), on-site pick up, and home delivery. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15332 which applies to in-fill 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: Mixed Use with Residential, Neighborhood Retail Overlay, and Major Transit Hub; Zoning District: Mixed Use with Residential South (MURS), Neighborhood Retail Overlay (NR), Transit Hub Overlay (TH), and Pedestrian Priority Overlay (PP). (Applicant: Sean Luse, Rochambeau, Inc) (Owner: Joson Nicholas Lee) (APN: 49-1546-6)
9. **PLANNING COMMISSIONERS COMMENTS**
10. **ADJOURNMENT**

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