



## CITY OF EMERYVILLE

INCORPORATED 1896

1333 PARK AVENUE  
EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 658-8095

### **PLANNING COMMISSIONERS:**

Lawrence C. (Buzz) Cardoza, Chair  
Sean Moss, Vice Chair  
Gail Donaldson, Commissioner  
Brad Gunkel, Commissioner  
Steven Keller, Commissioner  
Vanessa Kuemmerle, Commissioner  
Kairee Tann, Commissioner

## **AGENDA EMERYVILLE CITY PLANNING COMMISSION CITY COUNCIL CHAMBERS 1333 PARK AVENUE EMERYVILLE, CALIFORNIA**

**THURSDAY, JUNE 26, 2014  
6:30 P.M.**

**A COMPLETE COPY OF THE TEXT PORTION OF THE AGENDA PACKET WILL BE AVAILABLE FOR PUBLIC VIEWING IN THE PLANNING COMMISSION OFFICE, FROM THE MONDAY BEFORE THE COMMISSION MEETING. THE MEETING IS SHOWN LIVE ON EMERYVILLE CABLE TELEVISION AND AGAIN AT 4:00 P.M. THE MONDAY FOLLOWING THE PLANNING COMMISSION MEETING. 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), if you need special assistance to participate in this hearing, you should contact the office of the City Manager/City Clerk at (510) 596-4373. Notification 72 hours prior to the hearing will enable the city to make reasonable arrangements to assure accessibility to this hearing.

Persons who wish to speak on matters set for PUBLIC COMMENT 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 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.

**I. CONVENE, ROLL CALL, AND PLEDGE OF ALLEGIANCE**

**II. PUBLIC COMMENT**

**III. [ACTION RECAP – May 22, 2014](#)**

**IV. DIRECTORS REPORT**

**V. PUBLIC HEARINGS**

- A. [Pain & Rehabilitation Consultants' Management Group Parking Lot General Plan Amendment and Rezoning \(GPA14-001/REZONE14-001\)](#)** – Consideration of a General Plan Amendment to add a Maximum Residential Density designation of 20/35 units per acre to the proposed Pain & Rehabilitation Consultants' (PRC) Management Group parking lot parcel at the northwest corner of Stanford Avenue and Doyle Street; to redesignate the surrounding City-owned property from Mixed Use with Residential to Park/Open Space and remove the "Other Park Opportunity" circle on the Land Use Diagram; and to change the Maximum Building Height from 30/55 feet to 30 feet/no bonus and the Maximum Floor Area Ratio from 1.2/1.6 to 0.5/No Bonus for both properties; and a rezoning of the proposed PRC parking lot from PO Park/Open Space to MUR Mixed Use With Residential. CEQA Status: This project is exempt from environmental review under the "general rule" at Section 15061(b)(3) of the State CEQA Guidelines because it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment. (Applicant: City of Emeryville; Current Owners: Emery PJ & CM LLC, and City of Emeryville) (Parcel B of proposed Parcel Map 10112, currently including all of APN 49-1041-67 and a portion of APN 49-1041-68.)
- B. [Housing Element](#)** – Consideration of the draft 2015-2023 Housing Element of the General Plan for submittal to the California Department of Housing and Community Development for compliance review. CEQA Status: An addendum to the General Plan Environmental Impact Report (EIR) will be prepared; the General Plan EIR was certified by the City Council by Resolution No. 09-207 on October 13, 2009.
- C. [Development Impact Fees](#)** – Consideration of amending the Planning Regulations in Title 9 of the Emeryville Municipal Code to allow for the establishment of development impact fees by modifying Article 4 of Chapter 5, "Affordable Housing Set-Aside Program", to be retitled "Affordable Housing Program", and adding a new Article 19 of Chapter 5, "Development Impact Fees". CEQA Status: The proposal is exempt from environmental review because it is not a "project" as defined in Section 15378 of the State CEQA Guidelines, and under the "general rule" at Section 15061(b)(3) of the State CEQA Guidelines because it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment.

**VI. COMMISSIONERS COMMENTS**

**VII. ADJOURNMENT**

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, JULY 24, 2014 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.**