



# City of Emeryville

INCORPORATED 1896

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## **PLANNING COMMISSIONERS:**

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

## **SPECIAL MEETING AGENDA EMERYVILLE PLANNING COMMISSION CITY COUNCIL CHAMBERS 1333 PARK AVENUE EMERYVILLE, CALIFORNIA WEDNESDAY, DECEMBER 20, 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.

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 special meeting is as follows:

- I. **CONVENE AND ROLL CALL**
- II. **PUBLIC COMMENT**
- III. **DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS**
- IV. **PUBLIC HEARINGS**
  - A. **VersaGenix Cannabis Manufacturing and Delivery Facility (UP17-002)** – Consideration of a Major Conditional Use Permit to allow a cannabis manufacturing and delivery facility in an existing building located at 1320 67<sup>th</sup> Street. The 1,046 square foot facility will formulate and manufacture cannabis-derived health supplements, cosmetics and other similar products. 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: Light Industrial (INL) and North Hollis Overlay Zone (NH). (Applicant: Versagenx Inc)(Owners: Mathew and Victoria Schoenwald) (APN: 49-1512-2-2)
  - B. **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)
  - C. **Kikoko Cannabis Manufacturing and Delivery Facility (UP17-004)** – Consideration of a Major Conditional Use Permit to allow a cannabis manufacturing and delivery facility in an existing building located at 1265 67<sup>th</sup> Street. The 7,750 square foot facility will primarily manufacture cannabis infused teas and other similar products. The proposal also includes a Conditional Use Permit to allow zero parking spaces where four 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: Light Industrial (INL) and North Hollis Overlay Zone (NH). (Applicant: Wall Road Collective)(Owner: Balco, Inc) (APN: 49-1508-11)
- V. **COMMISSIONERS COMMENTS**
- VI. **ADJOURNMENT**

**THE NEXT SCHEDULED REGULAR MEETING WILL BE HELD ON THURSDAY, JANUARY 25, 2018 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.**