



## AGENDA

### Planning Commission

**Planning Commissioners:**

D. Miguel Guerrero	Chair
Christine Scott Thomson	Vice Chair
Gail Donaldson	Commissioner
Steven Keller	Commissioner
Deepak Sohane	Commissioner
C. Tito Young	Commissioner
VACANT	Commissioner

### REGULAR MEETING

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**Thursday, February 27, 2020**

**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 writings 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 meeting is as follows:

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **RECOGNITION OF OUTGOING COMMISSIONER LINDA BARRERA**
4. **PUBLIC COMMENT**
5. **APPROVAL OF [ACTION MINUTES OF JANUARY 23, 2020](#)**
6. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
7. **DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS**
8. **PUBLIC HEARINGS**
  - 8.1 **[Second Story Addition \(UPDR19-003\)](#)** – Consideration of a Conditional Use Permit and Design Review application to add a second story to one existing unit at the front of a parcel with three units at 1025 47<sup>th</sup> Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301(e)(2) which applies to additions to existing structures, Section 15332, which applies to infill 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: Medium Density Residential; Zoning District: Medium Density Residential (RM) (Applicant: Maxwell Beaumont) (Owner: Kulwant & Bhagwant Sekhon) (APN: 49-1174-52)
  - 8.2 **[Emery Go-Round Temporary Fleet Parking Conditional Use Permit Amendment \(UP18-003\)](#)** – Consideration of an amendment to a Conditional Use Permit that was approved by the Planning Commission on March 15, 2018 to use approximately three-fourths of the “Rifkin Lot” at 4555 Horton Street to park Emery Go-Round buses and employee cars. The amendment is to extend the permitted occupancy of the site from two years to three years. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15304 which applies to minor alterations to land, Section 15332, which applies to infill 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: Mixed Use with Residential; Zoning District: Planned Unit Development (PUD-3) (Applicant: Roni Hattrup for Emeryville Transportation Management Association) (Owner: Scott Altick, BioMed Realty) (APN: 49-1544-1-1)
  - 8.3 **[VersaGenix Cannabis Manufacturing and Distribution Facility II \(UP20-001\)](#)** – Consideration of a Major Conditional Use Permit to allow a cannabis manufacturing and distribution facility in an existing building located at 1295 67th Street. The 6,719 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/Ryan Burke) (Owner: HCP Emeryville Partners II, LLC) (APN: 49-1508-10-2)

- 8.4**     **[Elimination of Minimum Parking Requirements \(ORD19-001\)](#)** – Consideration of amendments to Article 4 of Chapter 4 of the Planning Regulations to eliminate the minimum parking requirements, and to make other related modifications to the Planning Regulations. CEQA Status: Environmental Impact Report for General Plan certified by the City Council on October 13, 2009.
- 8.5**     **[Accessory Dwelling Units Ordinance \(ORD20-001\)](#)** – Consideration of amendments to Article 14 of Chapter 5 of the Planning Regulations to modify the provisions for Accessory Dwelling Units and Junior Accessory Dwelling Units, and to make other related modifications to Title 9, Planning Regulations, and Title 8, Building Regulations, of the Emeryville Municipal Code pursuant to recently enacted State laws. CEQA Status: This proposal is exempt from environmental review under Public Resources Code Section 21080.17, which provides that CEQA does not apply to the adoption of an ordinance to implement the provisions of Government Code Section 65852.2 pertaining to Accessory Dwelling Units.
- 9.        ADMINISTRATIVE ITEM**
- 9.1**     **[General Plan Annual Progress Report](#)** – Review of the annual progress report on implementation of the General Plan, including the Housing Element, in Calendar Year 2019, for submittal to the Governor’s Office of Planning and Research and the California Department of Housing and Community Development.
- 10.      PLANNING COMMISSIONERS COMMENTS**
- 11.      ADJOURNMENT**

**THE NEXT SCHEDULED REGULAR MEETING WILL BE HELD ON THURSDAY, MARCH 26, 2020 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.**