

## **PLANNING COMMISSIONERS:**

Vanessa Kuemmerle, Chair  
Lawrence C. (Buzz) Cardoza, Vice Chair  
Gail Donaldson, Commissioner  
Sean Moss, Commissioner  
John Scheuerman, Commissioner  
Steven Steinberg, Commissioner  
Kairee Tann, Commissioner

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

**THURSDAY, JULY 25, 2013  
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, THE POLICE STATION PUBLIC COUNTER AT 2449 POWELL STREET, 2ND FLOOR, AND GOLDEN GATE BRANCH OF THE OAKLAND PUBLIC LIBRARY, 5606 SAN PABLO AVENUE AND FOR REPRODUCTION AT: PERMA COPY, 1306 65<sup>TH</sup> STREET; 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 – [June 27, 2013](#)**

**IV. DIRECTORS REPORT**

**V. PUBLIC HEARINGS**

- A. [Western Institute for Social Research Use at Vue 46 \(UP00-18/DR00-29\)](#)** – Zoning Compliance Review for a Colleges and Trade Schools use in the ground floor of the Vue 46 residential development, pursuant to the Conditions of Approval of the project. The use would occupy the storefront at 1001A 46th Street, Unit C161A and would include an Internet Café that would be open to the public midday Monday through Friday. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301 which applies to minor alterations to existing facilities. General Plan and Zoning Designation: Medium Density Residential (RM). (Applicant: John Bilorusky, Western Institute for Social Research)(Owner: 46th Street Lofts Property LLC)(APN: 49-1553-1)
- B. [Emeryville Center of Community Life \(ECCL\) \(UPDR12-001\)](#)** – A Conditional Use Permit and Design Review to redevelop the Emery Secondary School site to accommodate an approximately 129,805 square foot multi-story multi-use facility on a site of about 7.7 acres bounded by San Pablo Avenue on the east, 47<sup>th</sup> Street on the south, 53<sup>rd</sup> Street on the north, and Emery Bay Village on the west. The campus will co-locate the elementary and secondary schools and accommodate the City's community services and recreation programs, and will be operated jointly by the Emery Unified School District and the City of Emeryville. The project also includes a Conditional Use Permit for height over 30 feet and a Tree Removal Permit to remove 20 existing street trees along 47<sup>th</sup> Street. CEQA Status: A draft Mitigated Negative Declaration was published by the Emery Unified School District as lead agency on June 11, 2013, and the 30-day public review and comment period ended on July 11, 2013. General Plan Designation: Public/Neighborhood Retail Overlay; Zoning Districts: Public (P)/Pedestrian Priority Overlay (PP)/Neighborhood Retail Overlay (NR). (Owners/Applicants: Emery Unified School District/City of Emeryville) (APN: 13-1182-5-3, -8-4, and 23-4; 49-1181-1, 49-1182-15-8)

**VI. COMMISSIONERS COMMENTS**

**VII. ADJOURNMENT**

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, AUGUST 22, 2013 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.**