

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, AUGUST 22, 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, 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 – [July 25, 2013](#)

IV. DIRECTORS REPORT

V. OLD BUSINESS

- A. [Emeryville Center of Community Life \(ECCL\) \(UPDR12-001\) \(Continued from July 25, 2013\)](#)** – 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, 47th Street on the south, 53rd 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 47th 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)(Public hearing closed July 25, 2013.)

VI. PUBLIC HEARINGS

- A. [Escuela Bilingüe Internacional Signs \(SIGN13-020\)](#)** – A Major Sign Permit to install three non-illuminated signs, two painted and one on the gate posts to the school. This project is exempt from environmental review under State CEQA Guidelines Section 15311(a) which applies to accessory structures including on-premise signs. General Plan Designation: Mixed Use with Residential with Neighborhood Retail Overlay and Medium-Density Residential. Zoning Designation: Mixed Use with Residential (MUR) with Neighborhood Retail (NR) and Pedestrian Priority (PP) overlays. (Applicant and Owner: Escuela Bilingüe Internacional.)(APN: 49-1174-26-1, -27, -28, -29, -30, 31-2, -31-3).
- B. [3800 San Pablo Avenue Mixed Use Project \("Maz" Building\) \(UPDR13-001\)](#)** – A Conditional Use Permit and Design Review to reuse an existing 25,000 square foot building for commercial uses and to construct a new 105-unit rental apartment building and parking structure on the existing surface parking lot to the east, on the site of the "Maz" building at 3800 San Pablo Avenue. The project also includes a Tree Removal Permit to remove two street trees on 39th Street. The site is partially in Oakland, and the City of Oakland has agreed that Emeryville may take the lead on all planning and building permits. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15332, which applies to infill development projects. General Plan Land Use Designation: Mixed Use with Residential, Neighborhood Retail Overlay, and Major Transit Hub. Zoning Districts: Mixed Use with Residential South (MURS), Neighborhood Retail Overlay (NR), Pedestrian Priority Overlay (PP), and Transit Hub Overlay (TH). (Applicant: Holliday Development)(Owners: William H. Banker Trust, CSP Properties LLC, and FCM Properties San Pablo Avenue LLC)(APNs: 12-952-24 and 25; 49-925-4, 6, and 7)

- C. [Development Agreement for Emery Station West @ Emeryville Transit Center/ Heritage Square Garage \(DA13-001\)](#) – Consideration of a Development Agreement for the previously approved Emery Station West @ Emeryville Transit Center/Heritage Square Garage project. The project involves removal of two surface parking lots in the 5900 and 6100 blocks of Horton Street and construction of two separate buildings: an office/laboratory building and a parking garage. The Emery Station West Building is a seven-story office building accommodating office/lab space, car parking, bus bays, and ground level retail and transit oriented functions. The Heritage Square Garage is a seven-story building accommodating parking stalls. The City Council approved the Conditional Use Permit and Design Review for the Project pursuant to Resolution No. 10-33 (February 16, 2010), and extended the approvals pursuant to Resolution No. 12-25 (February 7, 2012). CEQA Status: The City Council adopted a Mitigated Negative Declaration pursuant to Resolution 10-32 (February 16, 2010). General Plan Designation: Mixed-Use with Non-Residential (Emery Station West parcel); Office/Technology (Heritage Square parcel). Zoning Designation: Mixed-Use with non-Residential (MUN) (Emery Station West parcel); Office/Technology (OT) (Heritage Square Parcel); North Hollis Overlay District (N-H) (both parcels). (Applicant/Owner: Wareham Development, Emery Station Associates, LLC, Westinghouse Electric, Inc. (formerly Viacom, Inc.), City of Emeryville) (APN: 49-1489-15; -13-3; 49-1325-1-2; -2; -4)

VII. COMMISSIONERS COMMENTS

VIII. ADJOURNMENT

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, SEPTEMBER 26, 2013 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.