

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, JULY 24, 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. ELECTION OF OFFICERS

III. PUBLIC COMMENT

IV. ACTION RECAPS

A. [Special Meeting of May 17, 2014](#)

B. [Regular Meeting of June 26, 2014](#)

V. DIRECTORS REPORT

VI. PUBLIC HEARINGS

A. [East BayBridge Façade Improvements \(DR14-003\)](#) – Consideration of a Major Design Review application to modify the façade of existing and resubdivided tenant spaces at 3839 Emery Street in the East BayBridge Shopping Center. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301 which applies to existing facilities; 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 Classifications: Mixed Use with Residential and Regional Retail Overlay within a Major Transit Hub and Other Park Opportunity. Zoning Districts: Mixed Use with Residential (MUR), Regional Retail Overlay (RR), Transit Hub Overlay (TH), and Pedestrian Priority Overlay (PP). (Applicant: Federal Realty Investment Trust)(Owner: East Bay Bridge Retail, LLC)(APN: 49-619-5). (Continued from the March 24, 2014 Planning Commission meeting.)

B. [Parc on Powell Master Sign Program \(SIGN14-009\)](#) – Consideration of a Master Sign Program application for tenant identity signage at 1333 and 1303 Powell Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15311(a) which applies to accessory structures including on-premise signs, 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 within a Major Transit Hub. Zoning Districts: Mixed Use with Residential (MUR) and Transit Hub Overlay (TH). (Applicant: Ross/Luthin Creative) (Owner: Archstone Emeryville Residential LLC)(APN: 49-1317-1-1).

C. [Parc on Powell Project Identity Signage \(SIGN14-011\)](#) – Consideration of a Major Sign Permit application for project identity signage at 1333 and 1303 Powell Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15311(a) which applies to accessory structures including on-premise signs, 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 within a Major Transit Hub. Zoning Districts: Mixed Use with Residential (MUR) and Transit Hub Overlay (TH). (Applicant: Ross/Luthin Creative) (Owner: Archstone Emeryville Residential LLC)(APN: 49-1317-1-1).

VII. STUDY SESSION

- A.** [Christie Avenue Park Redesign and Expansion](#) – Study Session on a proposed Final Development Plan (FDP) to redesign and expand Christie Avenue Park as required by the Marketplace Redevelopment Project Planned Unit Development (PUD04-12) that was approved by the City Council on August 5, 2008. CEQA Status: Environmental Impact Report for Marketplace Redevelopment Project PUD certified by City Council on January 15, 2008. General Plan Land Use Classification: Existing Park: Park/Open Space; Expansion Area: Mixed Use with Residential, Other Park Opportunity. Zoning District: Existing Park: Park/Open Space (PO), Pedestrian Priority Overlay Zone (PP), Transit Hub Overlay Zone (TH); Expansion Area: Planned Unit Development (PUD-2). (Applicant: City Center Realty Partners) (Owners: City of Emeryville, AG-CCRP Public Market L.P.) (APNs: 49-1493-1; 49-1556-2).

VIII. COMMISSIONERS COMMENTS

IX. ADJOURNMENT

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, AUGUST 28, 2014 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.