

PLANNING COMMISSIONERS:

Sean Moss, Chair
Kairee Tann, Vice Chair
Lawrence C. (Buzz) Cardoza, Commissioner
Gail Donaldson, Commissioner
Brad Gunkel, Commissioner
Steven Keller, Commissioner
Vanessa Kuemmerle, Commissioner

SPECIAL MEETING

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

**THURSDAY, OCTOBER 30, 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 AND ROLL CALL

II. PUBLIC COMMENT

III. [ACTION RECAP – Special Meeting of October 2, 2014](#)

IV. DIRECTORS REPORT

- A. [Planning Commission Schedule](#). Consideration of Planning Commission meeting schedule for 2015.

V. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

VI. PUBLIC HEARINGS

- A. [59th & Peladeau Bar \(UP14-008\)](#) – Consideration of a Conditional Use Permit application for a proposed bar in the former Taco Del Mar space at the south-east corner of 59th Street and Peladeau Street in the EmeryStation East building at 5885 Hollis Street. 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 Classification: Office/Technology and Major Transit Hub; Zoning District: Office/Technology (OT), Transit Hub Overlay (TH), and North Hollis District Overlay (N-H) (Applicant: Jonas Bernstein) (Owner: Emery Station East, LLC) (APN: 49-1327-1-14).

VII. STUDY SESSIONS

- 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).
- B. [Sherwin Williams Mixed Use Project \(PUD13-001\)](#) – A Study Session to review a proposal to redevelop the former Sherwin Williams paint factory site into a mixed-use “town center” with a combination of residential and commercial uses organized around a central green park. The project will include reuse of an existing 74,000 square foot Tier 1 significant building for office use and construction of five new buildings that will accommodate approximately 540 dwelling units and 20,600 square feet of commercial/ retail space. CEQA Status: To be determined. General Plan Designation: Mixed Use with Residential; Zoning Districts: Mixed Use Residential (MUR) and Park/Open Space (PO) with Park Avenue District Overlay (PA). (Applicant: LMC Emeryville I Investor, LLC) (Owner: SWACE, LLC) (APN: 49-1041-26-15)

VIII. COMMISSIONERS COMMENTS

IX. ADJOURNMENT

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, DECEMBER 11, 2014 AT 6:30 P.M.
IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.**