

## **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

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

**THURSDAY, DECEMBER 11, 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 30, 2014**
- IV. **DIRECTORS REPORT**
- V. **DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS**
- VI. **PUBLIC HEARINGS**
  - A. **[Emeryville-Berkeley-Oakland Transit Study](#)** – Consideration of final report from study for improving transit in Emeryville, West Berkeley and West Oakland. The report describes and evaluates proposed short-term improvements including shuttle service expansion, enhanced bus service from West Berkeley through Emeryville to West Oakland BART and Jack London Square, and streetcar lines connecting MacArthur BART to central Emeryville (supplementing the Emery Go-Round) and West Oakland. CEQA Status: This project is exempt from environmental review under Section 15262 of the State CEQA Guidelines, which applies to feasibility and planning studies.
  - B. **[BRG High Rise Sign \(SIGN14-020\)](#)** – Consideration of a Major Sign Permit for two high rise signs at 2200 Powell Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15311(a) which applies to placement of on-premises 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 Non-Residential; Zoning District: Planned Unit Development (PUD-1) (Applicant: Richard Luchini) (Owner: Emeryville Office LLC) (APN: 49-1521-6)
  - C. **[East BayBridge Master Sign Program \(SIGN14-024\)](#)** – Consideration of a Master Sign Program for the East BayBridge Shopping Center. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15311(a) which applies to placement of on-premises 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, Regional Retail Overlay, Major Transit Hub, and Other Park Opportunity; Zoning District: Mixed Use with Residential (MUR), Regional Retail Overlay (RR), Pedestrian Priority Zone (PP), Neighborhood Retail Overlay (NR), and Transit Hubs Overlay (TH) (Applicant: Federal Realty Investment Trust) (Owner: East Bay Bridge Retail, LLC) (APNs: 7-617-16-5; -20, -21, -22, and -23-1; 49-619-2, -3, -5, and -6)
  - D. **[Doyle Street Lofts \(UPDR14--2\)](#)** – Consideration of a Conditional Use Permit, Design Review, and setback Variance to demolish two existing residential units and replace them with two new residential units at 5532 Doyle Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15302 which applies to replacement or reconstruction of existing structures and 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: Medium Density Residential; Zoning District: Medium Density Residential (RM) (Applicant: Alex Bergtraun) (Owner: Alex and Michelle Bergtraun) (APN: 49-1313-22)
  - E. **[TNE Street Tree Removal \(TREE14-001\)](#)** – Consideration of a permit to remove one street tree and replace it with a new tree at 1355 59<sup>th</sup> 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

certainly 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), North Hollis District Overlay (N-H), and Transit Hub Overlay (TH) (Applicant: Sebastian Riffart) (Owner: EmeryStation Triangle LLC) (APN: 49-1328-1-2)

## VII. STUDY SESSIONS

- A. [Marketplace Redevelopment Project \(PUD04-12\)](#) – A study session to review plans for the redevelopment of the entire site for compliance with the Preliminary Development Plan for the Marketplace Redevelopment Project Planned Unit Development (PUD) 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: Mixed Use with Residential; Zoning District: Planned Unit Development (PUD-2) (Applicant: City Center Realty Partners, LLC; Owner: AG-CCRP Public Market L.P.) (APNs:49-1556-1; -2; and -3)
  
- B. [Christie Avenue Properties Redevelopment](#) – A study session on redevelopment of City-owned properties located at 5890, 5900, and 6150 Christie Avenue for future issuance of a Request for Proposals. CEQA Status: To be determined. General Plan Land Use Classification: Mixed Use with Residential and Major Transit Hub. Zoning District Mixed Use with Residential (MUR), Transit Hub Overlay Zone (TH), Pedestrian Priority Overlay Zone (PP) (Applicant/Owner: City of Emeryville) (APNs: 49-1493-3; -4; and -5)

## VIII. COMMISSIONERS COMMENTS

## IX. ADJOURNMENT

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, JANUARY 22, 2015 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.**