

PLANNING COMMISSIONERS:

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

**THURSDAY, FEBRUARY 26, 2015
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 – January 22, 2015](#)

IV. DIRECTORS REPORT

V. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

VI. PUBLIC HEARINGS

- A. [Christie Avenue Park Redesign and Expansion \(FDP14-001\)](#)** – Consideration of a 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. Fifty- one trees will be removed as part of the project of which forty trees will require a tree removal permit as they are located in the existing Christie Avenue Park which is owned by the City of Emeryville and hence considered “street” trees. 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. [LePort School \(UPDR14-004\)](#)** – Consideration of a Conditional Use Permit and Design Review application for a private Montessori school for children ages 3 months to 6 years at 1450 and 1452 63rd Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15303 which applies to conversion of small structures; 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 Doyle Hollis North Area; Zoning District: Office/Technology Doyle Hollis North Area (OT/DH), North Hollis District Overlay (N-H), and Pedestrian Priority Overlay (PP). (Applicant: LePort Educational Institute, Inc.)(Owner: F L T & Bros. LLC)(APN: 49-1482-4 and -5).
- C. [East BayBridge Master Sign Program \(SIGN14-024\)](#)** – Consideration of a Master Sign Program for the East BayBridge Shopping Center at 3839 Emery 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 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 Hub 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. [Family Friendly Residential Section of Design Guidelines](#)** – Consideration of new and revised provisions of the Emeryville Design Guidelines regarding Family Friendly Residential buildings and Residential buildings in general. The additions address site design for play areas, teen spaces, visual privacy, bicycle parking, and transition between units and open space. Building design guidelines include unit configuration in relation to open space and quiet and noisy streets, diverse architecture, maximizing sunlight, common areas and laundry facilities. Unit design provisions include unit sizes, views of play areas, adequate dining

areas, separation of bedrooms from living areas, space that can change use, extra storage areas, soundproofing, quiet kitchen fans, stair risers, and infant and toddler safety. Finally, the design guidelines address percentage mix of unit sizes in a multi-unit residential project. CEQA Status: This project is exempt from environmental review under the “general rule” at Section 15061(b)(3) of the State CEQA Guidelines because it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment. (Continued from June 27, 2013.)

VII. COMMISSIONERS COMMENTS

VIII. ADJOURNMENT

THE NEXT SCHEDULED MEETING WILL BE HELD ON THE THURSDAY, MARCH 26, 2015 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.