

PLANNING COMMISSIONERS:

Lawrence C. (Buzz) Cardoza, Commissioner
Frank Flores, Commissioner
Paul Germain, Commissioner
Arthur Hoff, Commissioner
Patricia Jeffery, Commissioner
Gail Donaldson, Vice Chairperson
James A. Martin, Chairperson

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

**THURSDAY JANUARY 25, 2007
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, THE POLICE STATION PUBLIC COUNTER AT 2449 POWELL STREET, 2ND FLOOR, AND GOLDEN GATE BRANCH OF THE OAKLAND PUBLIC LIBRARY, 5606 SAN PABLO AVENUE AND FOR REPRODUCTION AT: (1) ACCESS PRINT, 1306 65TH STREET; (2) PERMA COPY, 2000 POWELL STREET, SUITE 120, AND (3) KINKO=S, 5895 CHRISTIE AVENUE, 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.

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 HEARINGS 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. CITIZENS TO BE HEARD
- III. ACTION RECAP B December 14, 2006
- IV. **DIRECTOR=S REPORT**
 - A. **International Planner Exchange.** Report from Senior Planner Miroo Desai on her recent visit to England as part of the International Planner Exchange sponsored by the American Planning Association and Royal Town Planning Institute.
- V. **STUDY SESSIONS**
 - A. **Gateway @ Emeryville Project, 5801-5861 Christie Avenue (UP06-17; DR06-27)** B A Study Session on a proposal to construct 280 for-rent residential units and 6,900 square foot ground level retail space on a 3.76 acre site bounded by Christie Avenue on the east and Interstate 80 on the west. CEQA Status: To be determined. General Plan Designation: Mixed-Use (M-U); Zoning Classification: Mixed-Use (M-U) (Owner/ Applicant: BRE Properties, Inc) (APN: 49-1494-3-2, 49-1494 -4-8)
- VI. **PUBLIC HEARINGS**
 - A. **Flatiron Project, 3645 San Pablo Avenue (DR05-09; VAR06-08; GPA 06-01)** B Design Review to construct a new 4,900 square foot retail building on a 4,235 square foot lot, a Variance to allow no parking spaces where 12 are the required minimum; and a General Plan Amendment to modify the Floor Area Ratio prescribed in the Building Intensity Map of the General Plan. The project involves the removal of one street tree. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15303 which applies to small, new structures. General Plan Designation: Commercial (C); Zoning Classification: General Commercial (C-G) (Applicant: Placeworks, LLC) (Owner: City of Emeryville Redevelopment Agency) (APN: 49-480-1) (A study session was held on August 23, 2006)
 - B. **Second Story Addition, 1268 Ocean Avenue (UP 06-19; DR 06-26)** B A Conditional Use Permit and Design Review to construct a second story addition on an existing house previously damaged by fire, on a 4,278 square foot lot containing two dwelling units. Square footage to be added is 576, bringing the total square footage of the building to 1,428, and increasing the floor area ratio on the lot from 0.49 to 0.63. The Conditional Use Permit is required to exceed a floor area ratio of 0.5. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301(e), which applies to additions to existing structures. General Plan Designation: Medium Density Residential (M); Zoning Classification: Medium Density Residential (R-M). (Applicant: Ray Elzey) (Owners: Gurmail and Nahel Narinder.) (APN 49-1469-9)

- C. **Golden Gate Badminton Club, 4230 Hubbard Street (UP06-16, VAR06-10, SA07-01) B** Conditional Use Permit and Sign Permit for a proposed eight court badminton club in a 13,824-square foot space within an existing building on the southeast corner of Hubbard Street and Sherwin Avenue in the Park Avenue District. A parking Variance is required to provide no parking spaces where eight are required. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301(a), which applies to minor alterations to existing facilities. General Plan designation: Industrial (I). Zoning District: Light Industrial (I-L). (Applicant: Mike Yang) (Owner: P&H Associates c/o Banker, Marks & Kirk) (APN: portions of 49-1034-1-3 and 1-4).
- D. **Park Avenue District Plan Implementation (ORD07-1, GPA07-1)** - Ordinance adding Article 43 to the Zoning Ordinance to establish the Park Avenue Overlay District, define district boundaries on the Zoning District Map, incorporate the Park Avenue District Plan into the Zoning Ordinance by reference, prescribe use types permitted in the district, allow a floor area ratio bonus in the district under certain conditions, and allow a parking credit for reuse of significant buildings in the district. General Plan Amendment increasing the floor area from 0.7 to 1.4 in the district on the Building Intensity Map. CEQA Status: An Initial Study/Mitigated Negative Declaration for the Park Avenue District Plan, which covers this ordinance and General Plan Amendment as part of plan implementation, was certified on August 15, 2006 prior to adoption of the Park Avenue District Plan. General Plan designations in the district: Industrial (I), Commercial (C) and Open Space (O-S). Zoning Districts in the Park Avenue District: Light Industrial (I-L), Mixed Use (M-U) and Outdoor Recreation (O-R). The Park Avenue District is bounded by the Oakland border and 40th Street to the south, the Union Pacific railroad to the west, Park Avenue and property lines north of Sherwin Avenue and 45th Street to the north, and San Pablo Avenue and Emery Street to the east. District properties are on pages 617, 618, 1032, 1033, 1034, 1035, 1036 and 1041 of Assessor=s Map Book 49.

VII. COMMISSIONERS COMMENTS

VIII. ADJOURNMENT

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, FEBRUARY 22, 2007 AT 6:30 P.M., IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.