

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 FEBRUARY 22, 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 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. PUBLIC COMMENT
- III. ACTION RECAP B January 25, 2007
- IV. DIRECTOR=S REPORT
- V. **STUDY SESSIONS**
 - A. **Transit Center, Horton Street and 59th Street (UP07-02/DR07-03)** B A Study Session on a proposal to construct a 169 foot tall building accommodating approximately 250,000 square feet of commercial/lab space, five bus bays, and parking for approximately 700 spaces of which 240 to 250 spaces would be public parking, on a 1.58 acre site. There will be 7 floors of commercial space over 6 levels of parking. CEQA Status: To be determined. General Plan Designation: Mixed-Use (M-U); Zoning Classification: Mixed-Use (M-U) (Owner: Viacom Inc; Applicant: Wareham Development) (APN: 49-1489-15)
 - B. **Ocean Lofts, 1258 Ocean Avenue (UP07-01; DR07-02; VAR07-01)** B A Study Session on a proposal to demolish an existing single family residence and construct two detached approximately 1,700 square foot single family units. The variance is to allow a 4-foot rear yard setback where 15 is the required minimum. This project is exempt from environmental review under State CEQA Guidelines Section 15303 which applies to construction of small, new structures. General Plan Designation: Medium Density Residential (M); Zoning Classification: Medium Density Residential (R-M) (Applicant/Owner: Ali Eslami) (APN: 49-1469-6)
- VI. **ADMINISTRATIVE ITEMS**
 - A. **Planning Commission Rules and Procedures.** Consideration of adoption of Planning Commission rules and procedures.
- VII. **COMMISSIONERS COMMENTS**
- VIII. **ADJOURNMENT**

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

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