

**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 MARCH 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 65<sup>TH</sup> 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 February 22, 2007
- IV. DIRECTOR=S REPORT
- V. **STUDY SESSIONS**
  - A. **Emeryville Arts and Cultural Center, 4060 Hollis Street (DR07-05)** B A Study Session on an adaptive reuse proposal that will involve renovation of an existing, 30,000 square foot vacant building to accommodate an arts and cultural center. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301 which applies to minor modifications to existing structures. General Plan Designation: Industrial (I); Zoning Classification: Light Industrial (I-L) (Owner/Applicant: Emeryville Redevelopment Agency) (APN: 49-618-4)
  - B. **Transit Center, Horton Street and 59<sup>th</sup> 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) (Continued from February 22, 2007 meeting.)
  - C, **Revisiting Ordinances on Demolition of Residential and Significant Structures -** Discussion of whether to amend the Residential Demolition Ordinance and the Significant Building Preservation Ordinance, which apply citywide. CEQA Status: Both ordinances and potential amendments are exempt from environmental review under the A general rule@ provisions at Section 15061(b)(3) of the State CEQA Guidelines because it can be seen with certainty that there is on possibility that the proposed ordinance may have a significant effect on the environment.
- VI. **PUBLIC HEARINGS**
  - A. **Ocean Lofts, 1258 Ocean Avenue (UP07-01; DR07-02; VAR07-01)** B Application for a use permit and design review to demolish an existing single family residence and construct two detached approximately 1,700 square foot single family units, and a variance to allow a 4-foot rear yard setback where 15 is the required minimum. CEQA Status: 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)
  - B. **Marriott Automated Parking, 5555 Shellmound Street (UP07-03; DR07-04)** B Application for a use permit and design review to install pay gates and establish a Commercial Parking use in the existing surface parking lot of the Marriott Courtyard hotel. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301 which applies to minor alterations to existing facilities and Section 15311 which applies to small parking lots. General Plan Designation: Commercial 8); Zoning Classification: Mixed

Use (M-U) (Applicant: John P. Henry) (Owner: HPTMI Properties) (APN: 49-1516-12)

**VII. COMMISSIONERS COMMENTS**

**VIII. ADJOURNMENT**

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, APRIL 26, 2007 AT 6:30 P.M., IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.**