

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 MAY 24, 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 – April 26, 2007

IV. DIRECTOR'S REPORT

A. Planning Commission Nomination for Climate Change Task Force

V. PUBLIC HEARINGS

- A. Peet's Office Expansion, 1400 Park Avenue (UP07-04, DR07-06)** – Consideration of modification of Conditions of Approval to limit delivery trucks in the parking area to 8:00 a.m. until 6:00 p.m. Monday through Friday. The Planning Commission approved this project on April 26, 2007. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15332 which applies to projects that qualify as in-fill development. General Plan Designation: Industrial (I). Zoning District: Light Industrial (I-L) and Park Avenue Overlay District (P-A) (Applicant: Peet=s Coffee and Tea; Owner: Emeryville Properties LLC) (APN: 49-1033-2).
- B. Courtyards at 65th Street Temporary Banner Sign, 1465 65th Street (SA07-09)** –Major Sign Application to display a temporary advertising banner at an existing residential development. Sign area is greater than that allowed by the Zoning Ordinance to be approved administratively. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15311(a), which applies to placement of on-premises signs at existing facilities. General Plan Designation: Industrial (I). Zoning District: Light Industrial (I-L) and North Hollis Overlay District (N-H). (Applicant: Tory Hill; Owner: Alliance Residential) (APN: 49-1543-1)
- C. Floor Area Ratio Increase, 1207-1209 54th Street (UP 07-06)** – Conditional Use Permit to increase the floor area ratio (FAR) in excess of the allowable 0.5 in an existing triplex. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15303(a), which applies to new construction or conversion of up to six multi-family dwelling units in urbanized areas. General Plan Designation: Medium Density Residential (M); Zoning District: Medium Density Residential (R-M). (Applicant/Owner: Tom Dannenberg) (APN: 49-1183-21)
- D. Doyle-Hollis Park, Doyle-61st-Hollis-62nd Street Block (UP07-05, DR07-09)** – Conditional Use Permit and Design Review for a proposal to develop a 1.6-acre park including a lawn, play area, basketball court, seating area and rest room building. CEQA status: This project is exempt from environmental review under the "General Rule" at State CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed project may have a significant effect on the environment. General Plan Designation: Open Space (O-S); Zoning District: Outdoor Recreation (O-R) and North Hollis Overlay District (N-H) (Applicant/Owner: Emeryville Redevelopment Agency) (APN: 49-1480-1 and 49-1480-2-1).

VI. COMMISSIONERS COMMENTS

VII. ADJOURNMENT

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

