

**PLANNING COMMISSIONERS:**

Angela Baranco, Commissioner  
Lawrence C. (Buzz) Cardoza, Commissioner  
Frank Flores, 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 AUGUST 23, 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 – July 26, 2007**

**IV. DIRECTOR'S REPORT**

**V. STUDY SESSIONS**

**A. Papermill Project, 5780 Hollis Street (UP07-07/DR07-11)** – A Study Session on a proposal to construct 177 residential units, 11 live-work units and 10,250 square feet of ground floor retail space in two buildings on a 2.35 acre site bounded east-west by Doyle Street and Hollis Street and north-south by Powell Street and Stanford Avenue. The existing two-story building on the western half of the site will be demolished. The brick façades on three sides of the existing one-story building on the eastern half of the site will be retained and incorporated into the proposed project. The existing City parking lot to the south of the site will be replaced by an extension of Stanford Avenue Park. CEQA Status: To be determined. General Plan Designation: Mixed-Use (M-U); Zoning Classification: Mixed-Use (M-U) (Applicant: Archstone Smith) (Owner: API Emeryville Parkside, LLC; Diversified Holdings; City of Emeryville) (APN: 49-1317-1-1; 49-1041-66; -67; and -68)

**B. Gateway @ Emeryville Project, 5801-5861 Christie Avenue (UP06-17/DR06-27)** – A Study Session on a proposal to construct 265 for-rent residential units, a 143 room hotel, and 14,100 square feet of ground level commercial space on a 3.76 acre site bounded east-west by Christie Avenue and Interstate 80, and by Powell Street on the south. The proposed project site includes the adjacent Denny's restaurant and 76 gas stations sites, and the parking lot portion of the adjacent Kinko's site. CEQA Status: To be determined. General Plan Designation: Mixed-Use (M-U); Zoning Classification: Mixed-Use (M-U) (Applicant: BRE Properties, Inc) (Owners: BRE Properties, Inc., Denny's Realty, Inc.; Conoco Phillips; Orchards) (APN: 49-1494-2-2; -3-2; -4-7; -4-8; -4-10)

**VI. PUBLIC HEARINGS**

**A. Floor Area Ratio Increase, 1207, 1209 and 1211A 54<sup>th</sup> 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) (Continued from May 24, 2007)

**VII. COMMISSIONERS COMMENTS**

**VIII. ADJOURNMENT**

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, SEPTEMBER 27, 2007 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.**

