

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 OCTOBER 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 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 – September 27, 2007**

IV. **DIRECTOR'S REPORT**

- A. **Planning Commission Schedule.** Consideration of Planning Commission meeting schedule for 2008.
- B. **Quarterly Update on East BayBridge Center**

V. **STUDY SESSIONS**

- A. **Papermill Project, 5780 Hollis Street (UP07-07/DR07-11)** – A Study Session on a proposal to construct 168 residential units, 5 live-work units, 3 flexible space units and 10,222 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: Initial Study/Mitigated Negative Declaration being prepared. 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. **National Holistic Institute, 1290 59th Street (UP07-11/DR07-17)** – A Study Session on a proposal to reuse an existing vacant warehouse to establish offices and classroom area for the National Holistic Institute massage school that is currently located at 5900 Hollis Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301 which applies modifications to existing structures. General Plan Designation: Mixed-Use (M-U); Zoning Classification: Mixed-Use (M-U) (Applicant: National Holistic Institute) (Owner: 59 Doyle, LLC and Janefredrick LLC) (APN: 49-1476-5; -6; and -7)

VI. **PUBLIC HEARINGS**

- A. **Avenue 64 Project Identification Sign, 6335 Christie Avenue (SA07-23)** – A Major Sign permit for installation of a 22 feet long by 4 feet high permanent project identification sign located on the west elevation (facing the freeway) of the Avenue 64 apartment complex. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15311(a) which applies to on-premise signs. General Plan Designation: Mixed Use (M-U); Zoning Classification: Mixed Use (M-U); (Applicant: Scott AG) (Owner: BRE Properties, Inc.) (APN: 49-1492-2)
- B. **Shellmound Design Guidelines** – Proposed design guidelines for pedestrian and streetscape improvements to Shellmound Street between Christie Avenue and 64th Street, to be integrated into the final design of the Marketplace Redevelopment Project and the South Bayfront (Bay Street) Site B Development Project. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301(c) which applies to

modifications to existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities.

- C. **MacArthur San Pablo Mixed Use Project (UP06-14/DR06-15)** – A Conditional Use Permit and Design Review to construct a 5-story condominium building with 84 residential units, 10 work-live units and 5,650 square feet of ground level retail space on an approximately 47,000 square foot site on San Pablo Avenue between 37th Street and West MacArthur Boulevard, which is partially in the City of Oakland. The project includes demolition of existing buildings which are classified as “significant” under Article 67 of the Zoning Ordinance, “Demolition of Significant Structures”, and therefore will require City Council approval. CEQA Status: An Initial Study has been prepared for the project with the finding that a Mitigated Negative Declaration can be adopted. A Notice of Intent to Adopt a Mitigated Negative Declaration was circulated for public review on August 31, 2007. General Plan Designation: Commercial (C); Zoning Classification: General Commercial (C-G) (Applicant: Natoma Architects/Stanley Saitowitz) (Owner: Mark Midgal) (APN: 12-951-11; 49-951-4-2, -5-1, -6-1, and -7).

VII. COMMISSIONERS COMMENTS

VIII. ADJOURNMENT

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, DECEMBER 13, 2007 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.