

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 MARCH 27, 2008
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 – February 28, 2008**
- IV. **DIRECTOR'S REPORT**
- V. **STUDY SESSIONS**

- A. **South Bayfront Pedestrian-Bicycle Bridge Concepts** – Discussion of overall design concept options for a pedestrian-bicycle bridge over the main railroad tracks at Temescal Creek, between Bay Street Center (near Ohlone Way and Bay Street) and the site of the future Horton Landing Park and Emeryville Greenway (near Horton Street).
- B. **65th Street Lofts (Baker Metal) and Ocean Avenue Townhomes (UP07-09/DR07-15)** – A Study Session to review conversion of the existing Baker Metal building located at 1265 65th Street to 13 residential units, 6 live-work and a 670 square foot café. The proposal also includes construction of 5 townhomes on a 0.2 acre vacant parcel on Ocean Avenue, backing onto Peabody Lane (a private street). CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15303 that applies to construction of small, new structures, and Section 15332 that applies to urban infill development. General Plan Designation: Industrial (I) and Medium Density Residential (M); Zoning Classification: Light-Industrial (I-L) and Medium Density Residential (R-M) (Applicant: MRE Commercial; Owner: California Syrup and Extract Company) (APN: 49-1469-1; -2; -12; -13; 49-1504-2).

- VI. **PUBLIC HEARINGS**

- A. **Archstone Emeryville Banners (SA08-02)** – Major Design Review permit to legalize two 5.6 foot by 28 foot banners and one 3.8 foot by 30.3 foot banner on an existing apartment building located at 6401 Shellmound Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301 which applies minor alterations to existing facilities. General Plan Designation: High Density Residential (H); Zoning Classification: High Density Residential (R-H). (Applicant: Garnett Sign Studio; Owner: Archstone Smith) (APN: 49-1491-13 and 49-1534-1).
- B. **Amyris Bio-Technologies Pilot Plant, 1355 59th Street (UP07-13, DR07-10, VAR07-04)** – Consideration of a Conditional Use Permit and Design Review to modify an existing building for a research facility making fuels from plant products and a parking Variance for all uses in the building. CEQA Status: An Initial Study has been prepared for the project with the finding that a Negative Declaration can be adopted. A Notice of Intent to Adopt a Negative Declaration was circulated for public review on March 4, 2008. General Plan Designation: Mixed Use (M-U). Zoning District: Mixed Use (M-U) and North Hollis Area Overlay District (N-H). (Applicant: Glickhorn Lazzarotto Partners Architects; Owner: Emery Station Triangle,

LLC/ Wareham Development Group Inc.) (APN: 49-1328-1-2). ***(In conjunction with item VI.C. below.)***

- C. Emery Station East, 5885 Hollis Street (UP05-04, DR05-04)** - Consideration of modification to conditions of approval for existing Conditional Use Permit and Design Review to allow parking in the Emery Station East building for Amyris Bio-Technologies Pilot Plant at 1355 59th Street and other uses at 5844-5850 Hollis Street, and reducing the amount of office space allowed in Emery Station East. 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: Mixed Use (M-U). Zoning Classification: Mixed Use (M-U). (Applicant/Owner: Emery Station East Associates/Wareham Development Group, Inc.) (APN: 49-1327-1-9). ***(In conjunction with item VI.B. above.)***

VII. COMMISSIONERS COMMENTS

VIII. ADJOURNMENT

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, APRIL 24, 2008 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.