

**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 MAY 22, 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 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 – April 24, 2008**

**IV. DIRECTOR'S REPORT**

**V. PUBLIC HEARINGS**

**A. Marketplace Redevelopment Project (PUD04-02)** – Consideration of a “Planned Unit Development – Mixed Use” zoning designation for the Marketplace site and a Preliminary Development Plan for the Marketplace Redevelopment Project that will involve a phased development consisting of 674 multi-family residential units, 180,000 square feet of retail, and 120,000 square feet of office, including parking garages, infrastructure and landscaping improvements. The proposal also includes a General Plan Amendment to increase the Floor Area Ratio from 1.5 to 2.0 on a portion of the site, and rescinding the existing Master Use Permit for the property. CEQA Status: An Environmental Impact Report was prepared for the project and certified by the Emeryville City Council on January 15, 2008. General Plan Designation: Mixed Use (M-U); Zoning Classification: current: Mixed Use (M-U), proposed: Planned Unit Development-Mixed Use (PUD – Mixed Use); (Applicant: TMG Partners; Owners: Marketplace Mortgage, LLC and Rockwood Christie, LLC) (APN: 49-1492-6-1; 49-1492-8; 1492-10-2; 49-1492-11; 49-1493-1; 49-1493-9-2; 49-1493-9-3; 49-1493-10-2; 49-1493-10-3; 49-1493-13; 49-1493-14; 49-1493-15) This item was continued from the April 24, 2008 meeting.

**B. Pixar Animation Studios: Amendments to Development Agreement and Participation Agreement** – Consideration of amendments to the Development Agreement and Participation Agreement covering the Planned Unit Development for Pixar Animation Studios located at 1200 Park Avenue. CEQA Status: A Mitigated Negative Declaration (MND), and Mitigation Monitoring and Reporting Program were adopted by the City Council on May 18, 2004. The subject amendments do not require further CEQA review. General Plan Designation: Commercial (C); Zoning Classification: Planned Unit Development – Commercial (PUD Commercial) (Applicant: Pixar Animation Studios) (Owners: Pixar Animation Studios/ERPM, Inc.) (APN: 49-1539-1, 2, 4-2, and 5)

**VI. STUDY SESSION**

**A. 65<sup>th</sup> 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 65<sup>th</sup> Street to 13 residential units, 6 live-work and a small 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).

**VII. COMMISSIONERS COMMENTS**

**VIII. ADJOURNMENT**

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, JUNE 26, 2008 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.**

