

PLANNING COMMISSIONERS:

Lawrence C. (Buzz) Cardoza, Commissioner
Frank Flores, Commissioner
Patricia Jeffery, Commissioner
James A. Martin, Commissioner
John Scheuerman, Commissioner
Arthur Hoff, Vice Chairperson
Gail Donaldson, Chairperson

AGENDA EMERYVILLE CITY PLANNING COMMISSION CITY COUNCIL CHAMBERS 1333 PARK AVENUE EMERYVILLE, CALIFORNIA

THURSDAY AUGUST 28, 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. ALL WRITINGS THAT ARE PUBLIC RECORDS AND RELATE TO AN AGENDA ITEM BELOW WHICH ARE DISTRIBUTED TO A MAJORITY OF THE PLANNING COMMISSION (INCLUDING WRITINGS DISTRIBUTED TO A MAJORITY OF THE PLANNING COMMISSION LESS THAN 72 HOURS PRIOR TO THIS MEETING) WILL BE MADE AVAILABLE AT THE INFORMATION COUNTER, 1333 PARK AVENUE, EMERYVILLE, CA DURING NORMAL BUSINESS HOURS (9:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY, EXCLUDING LEGAL HOLIDAYS).

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 24, 2008**
- IV. **DIRECTOR’S REPORT**
 - A. **Review of Annual Progress Report on Implementation of the Housing Element, January 1, 2007 – December 31, 2007**
- V. **STUDY SESSIONS**
 - A. **Pixar Headquarters Expansion Phase II (FDP08-01)** – A Study Session to review a Final Development Plan (FDP) proposal for an approximately 150,000 square foot building sited at the south-western corner of the property located at 1200 Park Avenue. General Plan Designation: Commercial (C); Zoning Classification: Planned Unit Development – Commercial (PUD-Commercial) (Applicant: Pixar Animation Studios; Owners: Pixar Animation Studios; City of Emeryville) (APNs: 49-1027-37; 49-1539-1; 49-1539-4-2; and 49-1539-5)
- VI. **PUBLIC HEARINGS**
 - A. **BevMo! at Powell Street Plaza (UP08-5)** – A Conditional Use Permit to allow a “Beverages and More” (“BevMo!”) retail store to occupy an existing retail space (formerly Ethan Allen) at the Powell Street Plaza shopping center located at 5717 Christie Avenue. 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: Commercial (C); Zoning Classification: General Commercial (C-G). (Applicant: BevMo!; Rocio Clough; Owner: Regency Center) (APN: 49-1515-12-5).
 - B. **Clear Channel Billboard (VAR08-02)** – A Variance from Section 9-4.61.3(b)(6) of the Sign Regulations of the Zoning Ordinance to allow a new off-site advertising sign (billboard) at Powell Street Plaza facing Interstate 80. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15311(a) which applies to accessory structures including on-premises signs, and Section 15061(b)(3), the “general rule”, because it can be seen with certainty that there is no possibility that it may have a significant effect on the environment. General Plan Designation: General Commercial (C). Zoning Classification: General Commercial (C-G) (Applicant: Clear Channel Outdoor, Inc.; Owner: Regency Center) (APNs: 49-1515-011-11 to 011-14)
- VII. **COMMISSIONERS COMMENTS**
- VIII. **ADJOURNMENT**

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, SEPTEMBER 25, 2008 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.