

PLANNING COMMISSIONERS:

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

**THURSDAY SEPTEMBER 25, 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 – August 28, 2008

IV. DIRECTOR'S REPORT

V. STUDY SESSIONS

- A. AC Transit Hydrogen Energy Station** – A Study Session on a proposed hydrogen fueling station at AC Transit's Emeryville bus maintenance facility to fuel zero-emission cars and buses, in part utilizing power derived from solar-powered, renewable energy. The project is an extension of AC Transit's hydrogen fuel cell demonstration program. The bus facility is bounded by 47th, Doyle, and 45th Streets and properties fronting on San Pablo Avenue. The station would include a fueling facility inside the yard for zero-emission buses, and one along 45th Street for a limited number of zero-emission cars. The project will require Design Review and a Conditional Use Permit for expansion of a Major Public Services use. CEQA Status: To be determined by AC Transit as lead agency. General Plan Designation: Medium Density Residential (M); Zoning Classification: Medium Density Residential (R-M) (Applicant/Owner: AC Transit) (APN: 49-1178-3, 49-1179-1, and 49-1180-1).
- B. Emery Station Greenway (UP08-04/DR08-10/VAR08-01)** – A Study Session to review a proposal to construct a new, four story 139,232 square foot office/research and development building on a 0.89 acre lot. The project involves demolition of an existing 8,589 square foot single story warehouse/office building and includes Greenway improvements in the northern portion of the block and expansion of the plaza at Powell and Hollis Streets. CEQA Status: Initial Study/Mitigated Negative Declaration being prepared. General Plan Designation: Mixed Use (M-U); Zoning Classification: Mixed-Use (M-U) (Applicant: Ted Mahl)(Owner: Emerystation Triangle II, LLC/Wareham Group) (APN: 49-1328-1-2 and 3-2; 49-1329-5-2, 5-3, 5-4, and 5-5).

VI. PUBLIC HEARINGS

- A. NetSol Sign, 2000 Powell Street (SA08-16)** – A Major Sign Permit to allow two sets of illuminated channel letter signs on the top of Watergate Office Tower III at 2000 Powell Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15311(a) which applies to accessory structures including on-premise signs. General Plan Designation: Mixed Use (M-U); Zoning Classification: Mixed-Use (M-U) (Applicant: Golden Gate Sign Company, Inc)(Owner: NOP Watergate, LLC) (APN: 49-1521-7)
- B. Living Hope Christian Center, 4550 San Pablo Avenue (UP08-07)** – A Conditional Use Permit to allow Living Hope Christian Center to use approximately 4,920 square feet of existing second floor space at 4550 San Pablo Avenue for worship related activities. 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: Benjamin Robinson, Living Hope Christian Center)(Owner: 4550 San Pablo Ave LLC & Peter G. Mathews)(APN: 49-1174-31-2 and -31-3).
- C. Bicycle Parking Ordinance (ORD08-02)** – Consideration of an ordinance adding Article 68, Bicycle Parking, to Chapter 4 of Title 9 of the Emeryville Municipal Code, setting standards for number, design, installation and location of short-term and long-term bicycle parking spaces in development projects. CEQA Status: This project is exempt from environmental review under the "General Rule" provisions at Section 15061(b)(3) of the

State CEQA Guidelines because it can be seen with certainty that there is no possibility that the proposed ordinance may have a significant effect on the environment, and Section 15378(b)(2), which applies to general policy and procedure making.

- D. Green Building and Bay-Friendly Landscaping Ordinance (ORD08-03)** – Consideration of an Ordinance adding Chapter 18 to Title 8 of the Emeryville Municipal Code entitled "Green Building and Bay-Friendly Landscaping." The ordinance will require City projects and Public-Private Partnership projects over defined thresholds to meet specific green building and sustainable landscaping standards. CEQA Status: This project is exempt from environmental review under the "General Rule" provisions at Section 15061(b)(3) of the State CEQA Guidelines because it can be seen with certainty that there is no possibility that the proposed ordinance may have a significant effect on the environment and Section 15378(b)(2), which applies to general policy and procedure making.

VII. COMMISSIONERS COMMENTS

VIII. ADJOURNMENT

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, OCTOBER 23, 2008 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.