

## **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 OCTOBER 23, 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. 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 RECAPS**

**A. Regular meeting of September 25, 2008**

**B. Special meeting of September 27, 2008 (retreat/bus tour)**

**IV. DIRECTOR'S REPORT**

**A. Planning Commission Schedule.** Consideration of Planning Commission meeting schedule for 2009.

**B. Quarterly Update on East BayBridge Center**

**V. STUDY SESSIONS**

**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), Medium Density Residential (R-M), and North Hollis Overlay District (N-H) (Applicant: MRE Commercial; Owner: Shamszad Construction and Development, Inc.) (APN: 49-1469-1; -2; -12; -13; 49-1504-2).

**B. HSP Parking Structure (UP08-03; DR08-06)** – A Study Session to review a proposal to construct a new 6-story, 626-space parking structure located at 5900 Hollis Street, near the intersection of 59<sup>th</sup> and Doyle Streets. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15332, which applies to urban infill development. General Plan Designation: Mixed-Use (M-U); Zoning Classification: Mixed-Use (M-U), and North Hollis Overlay District (N-H) (Applicant: Francis Collins; Owner: HSP Limited) (APN: 49-1477-1-1;-7)

**VI. PUBLIC HEARINGS**

**A. Bakery Lofts, Phase IV (UP06-15; DR06-16; VAR07-03)** – A request to modify a Condition of Approval regarding undergrounding of utilities imposed by the Planning Commission as part of approval of a Conditional Use Permit, Design Review and parking variance for construction of 16 for-rent units, 2 live-work units and a 1,450 square foot café on a 12,339 square foot parcel. The project was approved on September 27, 2007. This project is exempt from environmental review under State CEQA Guidelines Section 15332, which applies to urban infill development. General Plan Designation: Mixed Use (M-U); Zoning Classification: Mixed-Use (M-U) (Applicant: Madison Park Financial Corporation) (Owner: B-3 Lofts, LLC) (APN: 49-1173-3).

**B. Granite Expo, 4041 - 4065 Hollis Street (UP06-09/DR06-12/VAR06-05)** – A request to amend an existing parking variance to waive 10 additional parking spaces, allowing a total of 54 spaces where 99 are the required minimum. On September 28<sup>th</sup> 2006, a Conditional Use Permit and Design Review permit were approved to convert an existing warehouse into retail space, office and indoor parking area. The project included a parking variance to allow 64 parking spaces where 99 were the required minimum. The applicant requests an amendment to the parking variance to eliminate 10 indoor parking spaces to create an area for processing

order pick-up, customer loading and temporary storage of customer purchases. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301 which applies to minor alterations to existing structures. General Plan Designation: Industrial (I); Zoning Classification: Light Industrial (I-L), and Park Avenue Overlay District (P-A) (Owner and Applicant: Jacky Li) (APN: 49-617-17-2; 22-2; 23; and 24).

- C. **Bay Street Apartments (SA08-17)** – A Major Sign Permit to allow three sets of illuminated cabinet signs at 5684 Bay Street (Bay Street Apartments). 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: Planned Unit Development - Mixed-Use (PUD-M-U) (Applicant: Barbara Ford) (Owner: Windsor Metropolitan, LLC) (APN: 49-1038-010)
- D. **Papermill Project, 5780 Hollis Street (UP07-07/DR07-11)** – A Conditional Use Permit and Design Review to allow construction of 166 residential units, 3 live-work units, 11,913 square feet of ground level flexible space and 4,373 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 two 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. The project will involve removal of 12 street trees: 10 street trees along the Powell Street frontage and 2 street trees along the Doyle Street frontage. CEQA Status: A Mitigated Negative Declaration was published on August 18, 2008 and the public review comment period ends on September 17, 2008. 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)
- E. **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, DECEMBER 11, 2008 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.