

**EMERYVILLE CITY PLANNING COMMISSION
ACTION RECAP
JANUARY 24, 2008**

I. CONVENE, ROLL CALL, AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 6:30 p.m. by Chair Martin. Commissioners present: Arthur Hoff, Gail Donaldson, Lawrence Cardoza, Patricia Jeffery, Angela Baranco and Frank Flores.

II. PUBLIC COMMENT- None

III. ACTION RECAP – December 13, 2007

Motion to approve the action Recap was made by Commissioner Flores and seconded by Commissioner Donaldson, The Action Recap was approved without objection.

IV. DIRECTOR'S REPORT

V. PUBLIC HEARINGS

- A. 4520 San Pablo Townhouses (UP06-06; DR06-10; VAR06-09)** - Request for extension of a Conditional Use Permit and Design Review to construct 29 new townhouses on a 40,500 square foot lot at the northeast corner of San Pablo Avenue and 45th Street; and a Variance to allow a seven foot rear yard setback where 15 feet is the required minimum. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15332 which applies to projects that qualify as in-fill development. General Plan Designation: Commercial (C) and Medium Density Residential (M); Zoning Classification: General Commercial (C-G) and Medium Density Residential (R-M) (Applicant: Warner Schmalze – Forum Design Ltd.) (Owner: Ramiro Marini) (APN: 49-1174-26-1, 27, 28, 29, and 30) The original application was approved by the Planning Commission on December 14, 2006.
- B. National Holistic Institute, 1290 59th Street (UP07-10/DR07-17)** – A Conditional Use Permit and Design Review to reuse an existing, vacant warehouse to establish offices and classroom area for the National Holistic Institute that is currently located at 5900 Hollis Street. CEQA Status: This project exempt from environmental review under State CEQA Guidelines Section 15301 which applies modifications to existing structures. General Plan Designation: Mixed-Use (M-U); Zoning Classification: Mixed-Use (M-U) (Applicant: National Holistic Institute) (Owner: 59 Doyle, LLC) (APN: 49-1476-5;and -6)
- C. Amyris Bio-Technologies Pilot Plant, 1355 59th Street (UP07-13, DR07-19, VAR07-04)** – Consideration of a Conditional Use Permit, Design Review and parking Variance to modify an existing building for a research facility making fuels from plant products. CEQA status: This project is exempt from environmental review under the “General Rule” at State CEQA Guidelines Section 15061(b)(3)because it can be seen with certainty that there is no possibility that the proposed project may have a significant effect on the environment. 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 V.D. below.)***
- D. 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 for Amyris Bio-Technologies Pilot Plant at 1355 59th Street in Emery Station East building, and reducing the amount of office space allowed in Emery Station East. CEQA Status: This project exempt from environmental review under State CEQA Guidelines Section 15301 which applies 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 V.C. above.)***

COMMISSIONERS COMMENTS

ADJOURNMENT – The meeting was adjourned at 8:32 p.m.