

## **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 JUNE 25, 2009  
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 RECAP – May 28, 2009**

**IV. DIRECTOR'S REPORT**

**V. PUBLIC HEARINGS**

- A. [Adeline Mini Mart \(UP09-04\) – A Conditional Use Permit and Design Review to allow Convenience Sales and Services use on the ground floor of a multifamily residential building at 4365 Adeline Street. Improvements will include an awning, new windows, and an ADA-compliant front door. 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: Medium Density Residential \(M\); Zoning Classification: Medium Density Residential \(R-M\) \(Applicant: Hamdan Ali Alawdi; Owner: Mark Thamkul\) \(APN: 49-1081-13\).](#)
- B. [Zoning Ordinance Amendment on Requests for Reasonable Accommodation - Consideration of an Ordinance amending Article 95 of Chapter 4 of Title 9 of the Emeryville Municipal Code regarding Requests for Reasonable Accommodation Under the Fair Housing Acts. CEQA Status: This proposal is exempt from environmental review under the "General Rule" at Section 15061\(b\)\(3\) of the State CEQA Guidelines because it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment.](#)
- C. [Draft Environmental Impact Report on the Draft Emeryville General Plan – A public hearing to accept comments on the Draft Environmental Impact Report \(DEIR\) prepared for the Draft Emeryville General Plan. A Notice of Availability for the DEIR was published on May 15, 2009 and the 45-day comment period will end on June 30, 2009.](#)

**VI. COMMISSIONERS COMMENTS**

**VII. ADJOURNMENT**

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, JULY 23, 2009 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.**