

**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 JULY 23, 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 – June 25, 2009**

**IV. ELECTION OF OFFICERS**

**V. DIRECTOR'S REPORT**

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

**VI. STUDY SESSION**

- A.** [Ambassador Housing \(UP09-05/DR09-11\) – A Study Session on a proposed five-story, 59,802 square foot residential building and two three-story residential buildings with a total of 75 affordable housing units and 119 off-street parking spaces on a 34,280 square foot site. The project includes 5,275 square feet of open space in a central courtyard and a community room. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15332 which applies to urban in-fill development projects. General Plan Designation: Commercial \(C\); Zoning Classification: General Commercial \(C-G\). \(Applicant: Resources for Community Development \(RCD\)\) \(Owner: Emeryville Redevelopment Agency\) \(APN: 5-481-1, and -2; 49-481-7,- 8,- 16, and -17\).](#)

**VII. PUBLIC HEARINGS**

- A.** [South Bayfront \(Site A\) Development Agreement \(PUD99-2\) – A request to extend a Development Agreement, approved on October 22, 1999 and set to expire on October 22, 2009, by five years. CEQA Status: A Final Environmental Impact Report for the South Bayfront Retail/Mixed Use Project was certified by the City Council on February 2, 1999. The extension of the Development Agreement does not require further CEQA review. General Plan Designation: Mixed Use \(M-U\); Zoning Classification: Planned Unit Development – Mixed Use \(PUD-Mixed Use\) \(Applicant/Owner: Madison Marquette\) \(APN: 49-1038-9, -11, -12, -13, -15, -17; and -18; 49-1039-3 to -8\).](#)
- B.** [Temporary Police Department Headquarters \(UP09-01/DR09-01\) – A Conditional Use Permit and Design Review to temporarily move the Emeryville Police Department to a site east of Shellmound Street and south of Powell Street \("Site B"\) during renovations of the current facility. The temporary structure will be 13 interlinked portable structures totaling 9,360 square feet. The existing public parking lot under the Powell Street Bridge to the north, as well as a newly paved area to the east of the portables, will be used for police parking. CEQA Status: This project 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 proposed project may have a significant effect on the environment. General Plan Designation: Commercial \(C\); Zoning Classification: Mixed Use \(M-U\). \(Applicant: Emeryville Police Department\) \(Owner: Emeryville Redevelopment Agency\) \(APN: 49-1321-1-2 and 3-2\)](#)
- C.** [Amendment to Parking Ordinance – Consideration of an Ordinance amending Article 55 of Chapter 4 of Title 9 of the Emeryville Municipal Code entitled "Off-Street Parking and Loading Regulations" to restrict parking in open space and yard areas, and to make other related amendments to the Municipal Code. CEQA Status: This project 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 proposed ordinance may have a significant effect on the environment and Section 15378\(b\)\(2\), which applies to general policy and procedure making.](#)

**VIII. COMMISSIONERS COMMENTS**

**IX. ADJOURNMENT**

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, AUGUST 27, 2009 AT 6:30 P.M.  
IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.**