

## **PLANNING COMMISSIONERS:**

Lawrence C. (Buzz) Cardoza, Commissioner  
Frank Flores, Vice Chairperson  
Patricia Jeffery, Commissioner  
James A. Martin, Commissioner  
John Scheuerman, Commissioner  
Arthur Hoff, Chairperson  
Gail Donaldson, Commissioner

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

**THURSDAY AUGUST 27, 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 – July 23, 2009

IV. DIRECTOR'S REPORT

V. PUBLIC HEARINGS

A. [Emeryville General Plan](#)

**Please Note: To download the entire item packet, click anywhere on Item V.A. This is a large item, and will take a long time to download. To access individual documents, please visit the [Document Center](#) of the City of Emeryville website.**

1. [Environmental Impact Report – Consideration of recommendation to the City Council to certify the Final Environmental Impact Report for the new Emeryville General Plan.](#)

2. [New General Plan – Consideration of recommendation to the City Council to adopt a new General Plan for the development of the city to 2030, guiding land use; building density, intensity, and height; transportation; parks, open space, facilities, and services; urban design; conservation, safety, and noise; and sustainability.](#)

3. [Interim Zoning Regulations – Consideration of recommendation to the City Council to add a new Chapter 6 to Title 9 of the Emeryville Municipal Code, entitled Interim Zoning Regulations, and to make related modifications to the existing Zoning Ordinance at Chapter 4 of Title 9, to implement the new General Plan until a new Zoning Ordinance is adopted.](#)

B. [BevMo! Sign \(SA09-15\) – A Major Sign Permit to allow one new wall sign at the eastern corner of the south face of the Powell Street Plaza building at 5717 Christie Avenue. 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: Commercial \(C\); Zoning Classification: General Commercial \(C-G\). \(Applicant: Adart Sign Company.\)\(Owner: Regency Center\) \(APN: 49-1515-12-5\).](#)

C. [65<sup>th</sup> Street Lofts \(Baker Metal\) and Ocean Avenue Townhomes \(UP07-09/DR07-15\) – A Conditional Use Permit and Design Review to convert the existing Baker Metal building located at 1265 65<sup>th</sup> Street to 10 residential units, 7 live-work units 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 \(a private street\). Three street trees will be removed as part of the project. 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 \(N-H\). \(Applicant: Sasha Shamzad; Owner: Shamzad Construction and Development, Inc\) \(APN: 49-1469-1; -2; -12; -13; 49-1504-2\).](#)

VI. STUDY SESSION

A. [Emery Station West @ Emeryville Transit Center, Horton Street and 59<sup>th</sup> Street; and Heritage Square Garage, Horton Street at 62<sup>nd</sup> Street \(UP09-03/DR09-18\) – A Study Session on a proposal to construct two separate buildings on two surface parking lots in the 5900 and 6100 blocks of Horton Street: an office/laboratory building and a parking garage. The proposed Emery Station West building, adjacent to the Amtrak Station, is a 165 feet tall building accommodating approximately 358,500 gross square feet of office/lab space, 300](#)

parking spaces, and ground level active space with retail and transit (Amtrak) oriented functions. The proposed Heritage Square Garage building, on the east side of Horton Street at 62<sup>nd</sup> Street, is a 64 foot tall building accommodating approximately 204,000 gross square feet of parking and providing 600 parking stalls and ground level active space fronting on Horton Street. The proposal also includes reconfiguration of the area between the Amtrak Station and the proposed Emery Station West building to create a public plaza which will include reconfiguration of the bus loading and unloading facilities, a protected pedestrian waiting area, and pedestrian access improvements between the rail line and the bus loading area. CEQA Status: An Initial Study is current under preparation. A Mitigated Negative Declaration is anticipated. General Plan Designation: Mixed-Use (M-U); Zoning Classification: Mixed-Use (M-U) (Owners: Westinghouse Electrical Corporation; Hollis R and D Associates; Wareham Development Corporation; City of Emeryville; Emery Station Office LLC II; Applicant: Wareham Development) (APN: 49-1489-15; -13-3; 49-1325-1-2; -2; -4)

**VII. COMMISSIONERS COMMENTS**

**VIII. ADJOURNMENT**

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, SEPTEMBER 24, 2009 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.**