

## **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 DECEMBER 10, 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 – October 22, 2009**

**IV. DIRECTOR'S REPORT**

**V. PUBLIC HEARINGS**

- A.** [\*\*Ambassador Housing Project \(UP09-05/DR09-11\)\*\*](#) – A request to amend conditions of approval of the Ambassador Housing project that was approved by the Planning Commission on October 22, 2009. The project involves construction of a new, five-story, 64,581 square foot residential building and two two-story townhouse buildings with a total of 69 affordable housing units and 110 off-street parking spaces on a 34,280 square foot site. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15332, which applies to urban infill development. General Plan and Zoning Classification: Mixed Use with Residential (MUR). (Owner: City of Emeryville); Applicant: Resources for Community Development (APN: 5-481-1, and -2; 49-481-7, -8, -16, and -17).
- B.** [\*\*Bakery Lofts, Phase IV \(UP06-15; DR06-16; VAR07-03\)\*\*](#) – Request for a second one-year extension 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. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15332, which applies to urban infill development. General Plan and Zoning Classification: Mixed Use with Residential (MUR). (Applicant: Madison Park Financial Corporation) (Owner: B-3 Lofts, LLC) (APN: 49-1173-3). The project was approved by the Planning Commission on September 27, 2007, and a first one-year extension was approved on January 20, 2009.
- C.** [\*\*Woodfin Hotel Signs \(SA09-28\)\*\*](#) – A Major Sign Permit to allow three larger replacement wall signs at the north, west and south faces of the Woodfin Hotel at 5800 Shellmound Street. 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 and Zoning Classification: Mixed Use with Residential (MUR). (Applicant: Ed Lackey, California Signs.) (Owner: The Hardage Group) (APN: 49-1493-11).
- D.** [\*\*General Plan Amendment to Floor Area Ratio Map\*\*](#) – Consideration of an amendment to the Emeryville General Plan to modify the Maximum Floor Area Ratios map (Figure 2-3) to increase the maximum floor area ratios on the Pixar Animation Studios property bounded by Park Avenue, Hollis Street, 45<sup>th</sup> Street, and properties fronting on San Pablo Avenue; and on the Wareham Development property between Hollis Street and the railroad from Powell Street to 64<sup>th</sup> Street. CEQA Status: Environmental Impact Report certified by City Council on October 13, 2009. (Applicant: Initiated by Emeryville City Council) (Owners: Pixar Animation Studios, ERPM, Emeryville Redevelopment Agency, and Wareham Development, Inc) (APNs: 49-1539-1, 2, 4-2, and 5; 49-1027-37; 49-1041-59; 49-1487-5-3; 49-1488-1; 49-1489-13-3, 14, and 17)

**VI. COMMISSIONERS COMMENTS**

**VII. ADJOURNMENT**

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, JANUARY 28, 2010 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608**