

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 FEBRUARY 25, 2010
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 65TH 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 – January 28, 2010](#)

IV. DIRECTOR'S REPORT

V. PUBLIC HEARINGS

- A. [AC Transit Hydrogen Fueling Station Time Extension \(UP08-09; DR08-20\)](#)** – Request for a one year extension of a Conditional Use Permit and Design Review for a proposed hydrogen fueling station at AC Transit's Emeryville bus maintenance facility to fuel zero-emission cars and buses, in part utilizing power derived from solar-powered, renewable energy. The project is an extension of AC Transit's hydrogen fuel cell demonstration program. The bus facility is bounded by 47th, Doyle, and 45th Streets and properties fronting on San Pablo Avenue. The station would include a fueling facility inside the yard for zero-emission buses, and one along 45th Street for a limited number of zero-emission cars. CEQA Status: AC Transit, as lead agency, has determined that this project is exempt from environmental review under State CEQA Guidelines Section 15303 which applies to small, new structures. General Plan and Zoning Designation: Public/Park. (Owner/Applicant: AC Transit) (APNs: 49-1178-3, 49-1179-1, and 49-1180-1). The project was approved by the Planning Commission on January 22, 2009.
- B. [Allegro Ballroom Expansion \(UP10-01/DR10-02\)](#)** – A Conditional Use Permit and Design Review to expand the Allegro Ballroom dance hall use into the warehouse space adjacent to the existing use at 5855 Christie Avenue. The current space is 7,398 square feet and includes offices, bathrooms, a small stage and a reception desk, as well as one large and two small ballrooms. The expansion would add 8,795 square feet of space, which would consist of a large ballroom, two storage rooms, an office and a coat room. 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 proposal may have a significant effect on the environment. General Plan and Zoning Designation: Mixed Use with Residential (MUR). (Applicant: Allegro Dancers, Inc.) (Owner: BRE Properties/Harvest Properties) (APN: 49-1494-3-2)
- C. [Time Extension for Planning Permits](#)** – Consideration of an interim ordinance allowing the expiration date of planning permits to be extended to a total of five years from the date of final approval on a case-by-case basis. CEQA Status: This proposal 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 proposal may have a significant effect on the environment.

VI. ADMINISTRATIVE ITEMS

- A. [Housing Element Progress Report](#)** - Review of the annual progress report on implementation of the Housing Element of the General Plan in Calendar Year 2009, for submittal to the State of California Housing and Community Development Department.
- B. [Pedestrian and Bicycle Plan](#)** - Consideration of draft Request for Proposals for preparation of a new Pedestrian and Bicycle Plan.

VII. COMMISSIONERS COMMENTS

VIII. ADJOURNMENT

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, MARCH 25, 2010 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608