

**Agenda  
Emeryville Planning Commission  
Regular Meeting  
December 11, 2008  
6:30 P.M.**

- I. CONVENE, ROLL CALL, AND PLEDGE OF ALLEGIANCE**
- II. PUBLIC COMMENT**
- III. ACTION RECAP – October 23, 2008**
- IV. DIRECTOR'S REPORT**
- V. PUBLIC HEARINGS**

- A. [MacArthur San Pablo Mixed Use Project \(UP06-14/DR06-15\)](#) – Request for a one-year extension of a Conditional Use Permit and Design Review to construct a 5-story condominium building with 84 residential units, 10 work-live units and 5,650 square feet of ground level retail space on an approximately 47,000 square foot site on San Pablo Avenue between 37<sup>th</sup> Street and West MacArthur Boulevard, which is partially in the City of Oakland. The project includes a demolition permit for a “significant” structure under the Preservation Ordinance. CEQA Status: A Mitigated Negative Declaration was adopted by the City Council on December 4, 2007 (Resolution No.07-198). General Plan Designation: Commercial (C); Zoning Classification: General Commercial (C-G) (Applicant: Natoma Architects/St Stanley Saitowitz) (Owner: Mark Midgal) (APN: 12-951-11; 49-951-4-2, -5-1, -6-1, and -7). The project was recommended for approval by the Planning Commission on November 15, 2007 and was approved by the City Council on December 4, 2007.**
- B. [4520 San Pablo Townhouses \(UP06-06; DR06-10; VAR06-09\)](#) - Request for a second one-year extension of a Conditional Use Permit and Design Review to construct 29 new townhouses on a 40,500 square foot lot at the northeast corner of San Pablo Avenue and 45<sup>th</sup> Street; and a Variance to allow a seven foot rear yard setback where 15 feet is the required minimum. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15332 which applies to urban in-fill development. General Plan Designation: Commercial (C) and Medium Density Residential (M); Zoning Classification: General Commercial (C-G) and Medium Density Residential (R-M) (Applicant: Warner Schmalze – Forum Design Ltd.) (Owner: Ramiro Marini) (APN: 49-1174-26-1, 27, 28, 29, and 30) The project was approved by the Planning Commission on December 14, 2006, and a one-year extension was approved by the Commission on January 24, 2008.**
- C. [Ocean Lofts, 1258 Ocean Avenue \(UP07-01; DR07-02; VAR07-01\)](#) – Request for a one-year extension of a Conditional Use Permit and Design Review to demolish an existing single family residence and construct two detached approximately 1,700 square foot single family units, and a variance to allow a 4-foot rear yard setback where 15 is the required minimum. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15303 which applies to construction of small, new structures. General Plan Designation: Medium Density Residential (M); Zoning Classification: Medium Density Residential (R-M) (Applicant/Owner: Ali Eslami) (APN: 49-1469-6) The project was recommended for approval by the Planning Commission on March 22, 2007 and was approved by the City Council on April 17, 2007.**
- D. [Christie Avenue Furniture Store \(UP08-12\)](#) – A Conditional Use Permit to allow retail use in a former office space located at 6101 Christie Avenue. 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: Mixed Use (M-U); Zoning Classification: Mixed Use (M-U) (Applicant/Owner: Ann Morrissey) (APN: 49-1494-1-5).**

- E. Pixar Headquarters Expansion Phase II (FDP08-01)** – Application for a Final Development Plan (FDP) for an approximately 150,000 square foot building sited at the southwestern corner of the property located at 1200 Park Avenue. The project will involve removal of four street trees along the Park Avenue frontage. CEQA Status: A Mitigated Negative Declaration was adopted by the City Council on May 18, 2004 (Resolution No.04-73). General Plan Designation: Commercial (C); Zoning Classification: Planned Unit Development – Commercial (PUD-Commercial) (Applicant: Pixar Animation Studios) (Owners: Pixar Animation Studios; ERPM, Inc; and City of Emeryville) (APNs: 49-1027-37; 49-1041-59; 49-1539-1; -2; -4-2; and -5)
- F. 39<sup>th</sup> and Adeline Mixed Use Project (UP06-12/DR06-19/VAR08-04)** – Application for a Conditional Use Permit, Design Review, Variance, and demolition permit to construct a 101-unit for-rent residential project with 10 live-work units and 1,000 square feet of retail/café space on a 1.12 acre site on the east side of Adeline Street between 39<sup>th</sup> Street and Yerba Buena Avenue. The project involves a height variance to allow a general height of 36 feet with portions reaching a maximum height of 49 feet where 30 feet is the maximum permitted, a parking variance to allow 6 guest parking spaces where 23 is the required minimum, and a demolition permit for an existing “significant” structure. As a portion of the site is within the City of Oakland, the project will seek approval from the Oakland City Planning Commission on December 3, 2008. CEQA Status: Notice of Availability of Final Environmental Impact Report (EIR) and Notice of Public Hearings to Certify Final EIR published on November 21, 2008. General Plan Designation: Commercial (C); Zoning Classification: General Commercial (C-G) (Applicant: Murakami Nelson Architects) (Owner: Madison Park Financial Corporation) (APNs: 12-953-27,-31,-32, -33, and -34).

**VI. COMMISSIONERS COMMENTS**

**VII. ADJOURNMENT**