

PLANNING COMMISSIONERS:

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Arthur Hoff, Commissioner
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AGENDA EMERYVILLE CITY PLANNING COMMISSION CITY COUNCIL CHAMBERS 1333 PARK AVENUE EMERYVILLE, CALIFORNIA

**THURSDAY AUGUST 26, 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 – July 22, 2010

IV. DIRECTORS REPORT

V. PUBLIC HEARINGS

- A. [IKEA Warehouse \(UP10-03/DR10-12\)](#)** – Application for a Conditional Use Permit and Design Review to establish a 55,400 square foot off-site warehouse at 5000 Hollis Street (Level(3) building) by IKEA to allow customers to pick up large item merchandise at this site. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301 which pertains to modifications to existing structures. General Plan Designation: Office/Technology; Zoning Designation: Office/Technology (O/T) (Applicant: IKEA Property, Inc)(Owner: BTE Equipment, LLC) (APN: 49-1041-11-4)
- B. [PRC Medical Group Use Permit \(UP10-04/DR10-14\)](#)** – Application for a Conditional Use Permit and Design Review to establish medical offices in an existing 15,200 square foot building located at 1335 Stanford Avenue. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301 which pertains to modifications to existing structures. General Plan Designation: Mixed Use with Non-Residential; Mixed Use with Non-Residential (MUN) (Applicant: Kava Massih Architects; Owner: Phyllis Piepho and Miriam Flynn Trust) (APN: 49-1041-14)
- C. [Doyle Hollis North Area General Plan and Interim Zoning Regulations Amendments](#)** – Consideration of amendments to the General Plan and Interim Zoning Regulations regarding the “Doyle Hollis North Area” bounded by 62nd, Hollis, 64th, and Doyle Streets. The General Plan Land Use Diagram would be amended to redesignate this area from Park/Open Space to Office/Technology-Doyle Hollis North Area. The General Plan Maximum Floor Area Ratios (FAR) map would be amended to redesignate this area from an FAR of 0.5/No Bonus to an FAR of 1.0/No Bonus. The Interim Zoning Regulations in Chapter 6 of Title 9 of the Emeryville Municipal Code would be amended to allow a broader range of uses in this area consistent with the existing regulations for the OT Office/Technology zone. CEQA Status: Environmental Impact Report for General Plan certified by City Council on October 13, 2009.

VI. STUDY SESSIONS

- A. [64th and Christie Residential Building \(FDP08-02\)](#)** – A Study Session to review a Final Development Plan for a 190-unit, 5-story residential building located at the southeast corner of 64th Street and Christie Avenue. This building is part of Phase I of the Marketplace Redevelopment Project Planned Unit Development (PUD) that was approved by the City Council on August 5, 2008. CEQA Status: Environmental Impact Report for Marketplace Redevelopment Project PUD certified by City Council on January 15, 2008. General Plan Designation: Mixed Use with Residential; Zoning Designation: Planned Unit Development (PUD) Mixed Use. (Applicant: TMG Partners) (Owner: Rockwood Christie LLC) (49-1492-6-1; 49-1492-8)
- B. [I-80 Pedestrian and Bicycle Crossing](#)** – A Study Session for a new bicycle and pedestrian bridge that will cross over I-80 with terminal points at the intersection of 65th and Lacoste Streets at the eastern side and at Point Emery on the western side. The bridge will be accessible through both ramps and stairways. The project will include a significant viewing platform near the western terminus, which will allow for unobstructed views of the San Francisco Bay. As this project encroaches on Caltrans’ right of way, the City is using the Caltrans project approval process for project review and environmental documentation.

VII. COMMISSIONERS COMMENTS

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, SEPTEMBER 23, 2010 AT 6:30 P.M.
IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608**