

PLANNING COMMISSIONERS:

Frank Flores, Chairperson
Lawrence C. (Buzz) Cardoza, Vice Chairperson
Gail Donaldson, Commissioner
Arthur Hoff, Commissioner
Vanessa Kuemmerle, Commissioner
John Scheuerman, Commissioner
Steven Steinberg, Commissioner

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

**THURSDAY DECEMBER 9, 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 – October 28, 2010](#)

IV. DIRECTORS REPORT

V. PUBLIC HEARINGS

- A. [64th and Christie Residential Building Development Agreement](#)** – Consideration of a Development Agreement 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/Owner: Rockwood Christie LLC) (APN: 49-1492-6-1; 49-1492-8). (*In conjunction with item V.B. below.*)
- B. [Amendment of Marketplace Redevelopment Project Planned Unit Development Conditions of Approval \(PUD04-02\)](#)** – Consideration of an amendment to Section I.C. of the conditions of approval of the Marketplace Redevelopment Project Planned Unit Development (PUD) regarding timing requirements for securing final development plans, building permits and completion of construction of improvements for Phase 1 of the project. The Marketplace Redevelopment Project PUD was approved by the City Council on August 5, 2008. Phase I consists of two separate sites: one at the southeast corner of 64th Street and Christie Avenue and the other bounded by Shellmound Street to the west, Union Pacific Railroad tracks to the east and the Woodfin Suites Hotel to the south. CEQA Status: Environmental Impact Report 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; Owners: Marketplace Mortgage, LLC and Rockwood Christie, LLC) (APN: 49-1492-6-1; 49-1492-8; 49-1493-9-3; 49-1493-10-2; 49-1493-13; 49-1493-14; 49-1493-15) (*In conjunction with item V.A. above.*)
- C. [2100 Powell Monument Sign \(SIGN10-023\)](#)** – A Major Sign Permit to allow one new monument sign at the eastern (Frontage Road) entrance of the building whose street address is 2100 Powell 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 Designation: Mixed Use with Non-Residential; Zoning Designation: Planned Unit Development (PUD) Office. (Applicant and Owner: Hines REIT Watergate) (APN: 49-1495-9)
- D. [Ambassador Housing Project \(UP09-05/DR09-11\)](#)** – A request for a two year extension of a Use Permit and Design Review permit for 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 on the northeast corner of Peralta and 36th Streets with some frontage on Adeline Street. The project was approved by the Planning Commission on October 22, 2009 and amended on December 10, 2009. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15332, which applies to urban infill development. Previous General Plan Designation: Commercial (C); Previous Zoning Classification: General Commercial (C-G) (Owner: Emeryville Redevelopment Agency; Applicant: Resources for Community Development) (APN: 5-481-1, and -2; 49-481-7, -8, -16, and -17).
- E. [Ocean Lofts, 1258 Ocean Avenue \(UP07-01; DR07-02; VAR07-01\)](#)** – A request for a two year extension of a Use Permit, Design Review permit and setback Variance to demolish an existing single family residence and construct two detached single family units; and a request

to consider a finding approving demolition of the existing house prior to the issuance of a building permit for the replacement structure. The project was originally approved by the City Council on April 17, 2007 and the permits were subsequently extended by one year. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Sections 15303 and 15332 which apply to small new construction projects and to urban infill development, respectively. Previous General Plan Designation: Medium Density Residential (M); Previous Zoning Classification: Medium Density Residential (R-M) and North Hollis Overlay District (N-H) (Applicant/Owner: Ali Eslami) (APN: 49-1469-6).

- F. [Panera Bread \(UPDR10-001\)](#) – A Conditional Use Permit application to create a new 4,000 square foot pad for a Convenience Eating and Drinking Establishment at the southwest corner of Horton and 40th Streets, and a Design Review application to construct a new 4,000 square foot building for Panera Bread with outdoor seating. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15303(c) which applies to small new construction projects in urban areas. General Plan and Zoning Designation: Mixed Use with Residential (MUR) and Regional Retail Overlay (RR). (Applicants: Catellus and Panera Bread; Owner: Catellus) (APN: 7-617-16-5)

- G. [Parks and Recreation Strategic Plan](#)– Consideration of a Parks and Recreation Strategic Plan to implement the Parks, Open Space, Public Facilities and Services policies of the General Plan. The Strategic Plan includes recommendations for improving existing parks, developing future parks, improving parks programs, and prioritizing projects. It also includes capital and operating cost estimates and funding strategies. CEQA Status: Environmental Impact Report for General Plan certified by City Council on October 13, 2009.

VI. COMMISSIONERS COMMENTS

VII. ADJOURNMENT

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, JANUARY 27, 2011 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608