

PLANNING COMMISSIONERS:

Frank Flores, Chairperson
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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 MARCH 24, 2011
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 – February 24, 2011

IV. DIRECTORS REPORT

V. STUDY SESSIONS

- A. [Sustainable Transportation Plan](#) – Discussion of a draft Sustainable Transportation Plan to implement the Transportation policies of the General Plan. The draft plan includes strategies to improve transit services, pedestrian and bicycle connectivity, transportation demand management, parking management, and wayfinding. CEQA Status: Environmental Impact Report for General Plan certified by the City Council on October 13, 2009.

VI. PUBLIC HEARINGS

- A. [Escuela Bilingüe Internacional \(UP10-007\)](#) – A Conditional Use Permit and Design Review to establish a school that includes pre-kindergarten through 8th grade classes in an existing 28,000 square foot building located at 4550 San Pablo Avenue. The school will occupy the building in three phases over approximately four years as current leases held by Social Vocational Services (portion of first floor) and Living Hope Christian Center (second floor) expire. The existing parking area will be reconfigured to provide required parking spaces, a play area and landscaping. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301 which applies to minor alterations to existing structures. General Plan Designation: Mixed Use with Residential/Neighborhood Retail Overlay, and Medium Density Residential; Zoning: Mixed Use with Residential (MUR)/Neighborhood Retail Overlay (NR), and Medium Density Residential (RM). (Applicant: Escuela Bilingüe Internacional) (Owner: Sterling Bank and Trust and EHOFF San Pablo LLC) (APNs: 49-1174-26-1, 27, 28, 29, 30, 31-2, and 31-3)
- B. [5900 Christie Avenue Medical Use \(UP11-001\)](#) – A Conditional Use Permit to allow a Medical Services use in an existing 14,367 square foot building located at 5900 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 and Section 15332 which applies to urban in-fill development projects. General Plan and Zoning Designation: Mixed Use with Residential (MUR). (Applicant: Rick Kattenburg.) (Owner: Diversified Properties II.) (APN: 49-1493-4)
- C. [Pictopia Sign \(SIGN11-001\)](#) – A Major Sign Permit to allow one new wall sign on the front, street-facing wall at 1300 66th 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: Industrial (IND); Zoning Classification: Industrial (IND) and North Hollis Overlay District (N-H). (Applicant: Damian Taylor.) (Owner: Larry Farb) (APN: 49-1508-6)
- D. [Public Market Sign and Entry \(DR11-005\)](#) – A Major Sign Permit and Minor Design Review for three new signs and one new entryway at the West, North and East entries to the Public Market at 5959 Shellmound Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301 which applies to minor modifications to existing structures and Section 15311(a) which applies to accessory structures including on-premise signs. General Plan Designation: Mixed Use with Residential (MUR); Zoning Classification: Planned Unit Development (PUD). (Applicant: TMG Partners). (Owner: Marketplace Mortgage LLC). (APN: 49-1493-10-5)

VII. COMMISSIONERS COMMENTS

VIII. ADJOURNMENT

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, APRIL 28, 2011 AT 6:30 P.M.
IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608**