

## **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 MAY 26, 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 65<sup>TH</sup> 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 – April 28, 2011](#)**

**IV. DIRECTORS REPORT**

**V. STUDY SESSION**

- A. [Powell-Stanford Greenway](#)** – A study session on the conceptual design for a Greenway segment between the Powell/Hollis corner and the Stanford/Peladeau corner. CEQA Status: The project is covered by the Negative Declaration for the North Hollis Area Urban Design Program adopted by the City Council on April 16, 2002, which includes the Greenway from Stanford Avenue north. General Plan Designation: Park/Open Space; Zoning Classification: Park/Open Space (POS) and North Hollis overlay District (N-H). Applicant/Owner: Emeryville Redevelopment Agency. (APN: 49-1318-8 and 9)

**VI. PUBLIC HEARINGS**

- A. [Bullseye Glass \(UPDR11-001\)](#)** – A Conditional Use Permit and Design Review to refurbish and reuse an existing 11,627 square foot building at 4514 Hollis Street. The use will include artisanal glass sales and warehousing, as well as classroom and showroom space, with a new main entrance and canopy, and parking in a side lot off of Hollis Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15303(c), New Construction or Conversion of Small Structures, which applies to projects consisting of the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. General Plan Designation: Mixed Use with Residential (MUR); Zoning Designation: Mixed Use with Residential (MUR) and Park Avenue (P-A) Overlay. (Applicant: Kava Massih Architects) (Owner: Howard F. Robinson) (APN: 49-1041-12-2)
- B. [Pak N Save Upgrade \(DR11-007\)](#)** – A Major Sign Permit and Minor Design Review for eight replacement signs and one new sign, and a refurbished front with two entrances at the existing Pak N Save grocery store at 3889 San Pablo Avenue. 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 and Section 15301 which applies to minor alterations to existing facilities. General Plan and Zoning Designation: Mixed Use with Residential (MUR) and Neighborhood Retail Overlay (NR). (Applicant: Safeway Inc.). (Owner: Catellus Finance 1, LLC). (APN: 49-619-6).
- C. [Interim Zoning Regulations Amendments for Personal Services and Light Wholesaling and Distribution](#)** – Consideration of amending Section 9-6.303 of the Interim Zoning Regulations at Chapter 6 of Title 9 of the Emeryville Municipal Code to designate Personal Services as a permitted use in the MUR Mixed Use with Residential and MUN Mixed Use with Non-Residential zoning districts, and to designate Light Wholesaling and Distribution as a conditionally permitted use in the MUR Mixed Use with Residential zoning district. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15061(b)(3), the general rule that CEQA does not apply to projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

- D. [Amendments to the Municipal Code Related to Demolition of Residential Structures and Significant Structures](#) – Consideration of amending Section 9-4.67.8 of Chapter 4 of Title 9 of the Emeryville Municipal Code regarding findings for the demolition of significant structures, and Sections 8-1.04(l) and 8-1.04(m) of Chapter 1 of Title 8 of the Emeryville Municipal Code regarding the timing of the issuance of demolition permits for residential structures and significant structures, respectively. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15061(b)(3), the general rule that CEQA does not apply to projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

**VII. COMMISSIONERS COMMENTS**

**VIII. ADJOURNMENT**

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, JUNE 23, 2011 AT 6:30 P.M.  
IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608**