

## **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 JUNE 23, 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 – May 26, 2011**

**IV. DIRECTORS REPORT**

**V. STUDY SESSION**

- A. Emeryville Center for the Arts, 4060 Hollis Street (DR11-010)** – A Study Session on an adaptive reuse proposal that will involve renovation of an existing, 30,000 square foot vacant building to accommodate an arts and cultural center. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15332 which applies to in-fill development projects. General Plan and Zoning Designation: Public (PUB); (Owner/Applicant: Emeryville Redevelopment Agency) (APN: 49-618-4)

**VI. PUBLIC HEARINGS**

- A. AC Transit Tree Removal, 1177 47<sup>th</sup> Street** – Request to remove and replace two street trees located on 45<sup>th</sup> Street fronting AC Transit Bus Maintenance facility at 1177 47<sup>th</sup> Street. The tree removal is necessitated as part of the Use Permit for a Hydrogen Fuelling Station approved by the Planning Commission on January 22, 2009 (UP08-09/DR08-20) at this site. CEQA Status: AC Transit, as lead agency, has determined that this project is exempt from environmental review under State CEQA Guidelines Section 15303 which applies to small, new structures. General Plan Designation: Public/Park; Zoning Classification: Public (PUB) (Owner/Applicant: AC Transit) (APNs: 49-1178-3, 49-1179-1, and 49-1180-1).
- B. 7-Eleven 24-hour Operation (UP11-005)** – A Conditional Use Permit to allow a new 7-Eleven store at 4000 San Pablo Avenue to be open 24 hours per day. (Staff is recommending limiting the store's hours to 6:00 a.m. to 12:00 midnight.) 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 in-fill development projects. General Plan and Zoning Designation: Mixed Use with Residential (MUR) and Neighborhood Retail Overlay (NR); (Applicant: Tina Ardeshiri for 7-Eleven. Owner: BayRock Oaks, LLC) (APN: 49-1555-11).

**VII. COMMISSIONERS COMMENTS**

**VIII. ADJOURNMENT**

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