

PLANNING COMMISSIONERS:

Gail Donaldson, Chairperson
Frank Flores, Vice Chairperson
Lawrence C. (Buzz) Cardoza, 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 AUGUST 25, 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 RECAPS

A. [Special Meeting of July 18, 2011](#)

B. [Regular Meeting of July 28, 2011](#)

IV. DIRECTOR'S REPORT

V. STUDY SESSION

A. [Self Storage at 4000 Adeline \(UPDR11-002\)](#) – A Study Session on a proposal to remodel and reuse an existing 28,800 square foot building for self storage and a corner retail space at 4000 Adeline Street. 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: Mixed Use with Residential (MUR). (Applicant: Kava Massih Architects) (Owner: Jane Foley Investments, LLC/Silva Trust) (APNs: 49-1022-4)

VI. PUBLIC HEARING

A. [Uniform Advantage Sign \(SIGN11-012\)](#) – A Major Sign Permit to allow one new wall sign facing toward Interstate 80 on the western wall of the Powell Street Plaza building at 5717 Christie 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. General Plan and Zoning Designation: Mixed Use with Residential (MUR) and Regional Retail overlay (RR) (Applicant: JSJ Electrical Display) (Owner: Regency Centers) (APN: 49-1515-8-1, -9, -11-7, -11-14, -12-5)

B. [Art.com Signs \(SIGN11-013\)](#) – A Major Sign Permit to allow two new signs facing north and south near the top of the high-rise building at 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 (MUN); Zoning Designation: Planned Unit Development - Office (PUD). (Applicant: Young Electric Sign Company/Tom Anderson.) (Owner: Hines REIT Watergate) (APN: 49-1495-9)

VII. COMMISSIONERS COMMENTS

VIII. ADJOURNMENT

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, SEPTEMBER 22, 2011 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608