

PLANNING COMMISSIONERS:

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

**THURSDAY OCTOBER 27, 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 - September 22, 2011

IV. DIRECTORS REPORT

- A. [Planning Commission Schedule](#). Consideration of Planning Commission meeting schedule for 2012.

V. STUDY SESSIONS

- A. [Wells Fargo Bank \(DR11-024\)](#) – A study session on a proposal to construct a new, single-story 4,995 square foot bank facility at the northwest corner of Shellmound Street and Christie Avenue. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15303(c) which applies to new construction of small commercial buildings. General Plan and Zoning Designation: Mixed Use Residential (MUR)/Regional Retail Overlay (RR); (Owner: Emeryville Hotel Development Venture II) (Applicant: Wells Fargo Bank) (APN: 49-1515-11-2)
- B. [Public Market “Green Living Room”](#) – A study session on a proposal for developing the Emeryville Public Market’s sustainable improvements consistent with the City’s application to the State Housing and Community Development Department for a \$1.35 million Catalyst Award. The Emeryville Public Market “Green Living Room”, on the west side of Shellmound Street north of Shellmound Way, is proposed to include landscaping and access improvements, bicycle sharing and parking, renewable energy, electrical vehicle car charging and parking reconfigurations, and environment educational and art displays.

VI. PUBLIC HEARINGS

- A. [Panera Bread \(UPDR10-001\)](#) – A request for modifications to a Conditional Use Permit 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 permit to construct a new 4,000 square foot building for Panera Bread with outdoor seating. The project was originally approved by the Planning Commission on December 9, 2010. 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)
- B. [AT&T Blackdot Wireless Appeal \(DR11-008\)](#) – An appeal of the Planning Director’s denial of a minor Design Review application to install new antennae on the water tower and two new equipment shelters below the water tower at 1255 Powell Street, and a Variance to remove one parking space in order to move the shelters to the south side of the building. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15311(a) which applies to accessory structures. General Plan and Zoning Designation: Mixed Use with Residential (MUR). (Applicant: Dave Christenson, AT&T Wireless.)(Owner: Watertower Association, LLC) (APN: 49-1315-1). (Continued from July 28, 2011 meeting.)
- C. [City Storage, 4000 Adeline Street \(UPDR11-002\)](#) – A Conditional Use Permit and Design Review to remodel and reuse an existing 28,800 square foot building for self storage, a corner retail space, and a manager’s residential unit 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, Jane Foley Investments, LLC.) (APNs: 49-1022-4)

- D. [Urban Outfitters Roof Sign \(SIGN11-016\)](#) – A Major Sign Permit to install a new neon sign on the roof of a new Urban Outfitters store at the Public Market at 5903 Shellmound 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 Residential (MUR). Zoning Designation: Planned Unit Development-Mixed Use (PUD). (Applicant: US Sign and Mill Corporation.) (Owner: Marketplace Mortgage LLC) (APN: 49-1493-10-5)

- E. [Sign Regulations Ordinance \(ORD11-004\)](#) – Planning Commission consideration of an amendment to Article 61 of Chapter 4 of Title 9 of the Emeryville Municipal Code concerning regulation of signs on private property. This ordinance would apply city-wide. CEQA Status: This proposal is exempt from environmental review under State CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment.

VII. COMMISSIONERS COMMENTS

VIII. ADJOURNMENT

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, DECEMBER 8, 2011 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608