

PLANNING COMMISSIONERS:

Gail Donaldson, Chairperson
Frank Flores, Vice Chairperson
Lawrence C. (Buzz) Cardoza, Commissioner
Vanessa Kuemmerle, Commissioner
Sean Moss, Commissioner
John Scheuerman, Commissioner
Steven Steinberg, Commissioner

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

**THURSDAY, APRIL 26, 2012
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 23, 2012](#)

IV. DIRECTORS REPORT

V. STUDY SESSION

- A. [Emeryville Center for Community Life \(ECCL\) \(UPDR12-001\)](#)** – A study session on a proposal to redevelop the Emery Secondary School site to accommodate a 115,100 square foot multi-story multi-use facility on a site of about 7.6 acres on the block bounded by San Pablo Avenue on the east, 47th Street on the south, 53rd Street on the north, and Emery Bay Village on the west. The proposal will co-locate the elementary and secondary schools and accommodate the City's community services and recreation programs. The campus will be built in two phases and will be operated jointly by the Emery Unified School District and the City of Emeryville. The project will require Design Review and a Conditional Use Permit for height over 30 feet. CEQA Status: Initial Study/Mitigated Negative Declaration is currently under preparation by the Emery Unified School District as lead agency. General Plan and Zoning Designation: Public (P)/Neighborhood Retail Overlay (NR); (Owner/Applicant: Emeryville Unified School District) (APN: 49-1181-1, 49-1182-15-8, 13-1182-5-3, -8-4, and 23-4)

VI. PUBLIC HEARINGS

- A. [Wells Fargo Bank, 5750 Christie Avenue \(DR11-024\)](#)** – Consideration of a Design Review permit to construct a new, single-story 4,995 square foot bank facility located at 5750 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, and Section 15332 which applies to in-fill development projects. If the Planning Commission denies the application, it will be exempt from environmental review under State CEQA Guidelines Section 15270, which stipulates that CEQA does not apply to projects which a public agency rejects or disapproves. 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. [Pedestrian and Bicycle Plan](#)** – Consideration of a Pedestrian and Bicycle Plan to implement transportation policies of the General Plan. The [Pedestrian and Bicycle Plan](#) and [Appendices](#) includes pedestrian and bicycle programs, citywide improvements, recommendation for bicycle boulevards, and site-specific pedestrian and bicycle projects. Amendments to the General Plan circulation diagrams are also under consideration. CEQA Status: Environmental Impact Report for General Plan certified by the City Council on October 13, 2009.

VII. COMMISSIONERS COMMENTS

VIII. ADJOURNMENT

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, MAY 24, 2012 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.