

**Agenda**  
**Emeryville Planning Commission**  
**Regular Meeting**  
**March 26, 2009**  
**6:30 P.M.**

**I. CONVENE, ROLL CALL, AND PLEDGE OF ALLEGIANCE**

**II. PUBLIC COMMENT**

**III. ACTION RECAP – February 26, 2009**

**IV. DIRECTOR'S REPORT**

**V. PUBLIC HEARINGS**

- A.** [Icon@Park \(UP 02-18, DR 02-26, VAR02-5\)](#) – A request to modify a condition of approval regarding change in use of ground floor café space to a live-work unit for a residential project approved by the Planning Commission on December 12, 2002. This project included a conditional use permit, design review and height variance for 43 residential units, 11 live-work units and a 1,400 square foot café space. CEQA Status: A Mitigated Negative Declaration was adopted on December 12, 2002; the proposed request for modification does not pose any new circumstances that would require any further environmental review of the project. General Plan Designation: Industrial (I); Zoning Classification: Light-Industrial (I-L) and Park Avenue Overlay District (P-A) (Applicant: Prometheus Real Estate Group, Inc.) (Owner: Emeryville Homes LLC) (APN: 49-617-15-1)
- B.** [5701 Hollis Use Permit \(UP08-11/DR08-23/VAR08-03\)](#) – A Conditional Use Permit and Design Review to allow office, laboratory and other commercial uses in an existing approximately 11,300 square foot building located at 5701 Hollis Street. The project also includes a parking variance. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301 which applies to minor modifications to existing structures. General Plan Designation: Mixed Use (M-U) and Open Space (O-S); Zoning Classification: Mixed Use (M-U), Outdoor Recreation (O-R), and North Hollis Overlay District (N-H) (Applicant: James Goring) (Owner: 5701 Hollis Street, LLC) (APN: (APNs: 49-1318-3; -8; and -9)
- C.** [Internet Café, 5880 Doyle Street \(UP09-2/DR09-02\)](#) – A Conditional Use Permit and Design Review to convert an existing residence into a live-work unit. The “work” component is proposed to be an Internet café. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301 which applies to minor modifications to existing structures. General Plan Designation: Mixed Use (M-U); Zoning Classification: Mixed Use (M-U) and North Hollis Overlay District (N-H) (Applicant: Kava Massih Architects) (Owner: Kenneth C. Bukowski) (APN: 49-1330-13)

**VI. COMMISSIONERS COMMENTS**

**VII. ADJOURNMENT**