

## **PLANNING COMMISSIONERS:**

Lawrence C. (Buzz) Cardoza, Commissioner  
Frank Flores, Vice Chairperson  
Patricia Jeffery, Commissioner  
James A. Martin, Commissioner  
John Scheuerman, Commissioner  
Arthur Hoff, Chairperson  
Gail Donaldson, Commissioner

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

**THURSDAY JUNE 24, 2010  
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 – April 22, 2010**

**IV. DIRECTORS REPORT**

**V. STUDY SESSION**

- A. [64<sup>th</sup> & Christie Residential Building \(FDP08-02\)](#)** – A Study Session to review a Final Development Plan for a 193-unit, 5-story residential building located at the southeast corner of 64<sup>th</sup> Street and Christie Avenue. This building is part of Phase I of the Marketplace Redevelopment Project Planned Unit Development (PUD) that was approved by the City Council on August 5, 2008. CEQA Status: Environmental Impact Report for Marketplace Redevelopment Project PUD certified by City Council on January 15, 2008. General Plan Designation: Mixed Use with Residential; Zoning Designation: Planned Unit Development (PUD) Mixed Use. (Applicant: TMG Partners) (Owner: Rockwood Christie LLC) (49-1492-6-1; 49-1492-8)
- B. [IKEA Off-Site Warehouse \(UP10-03, DR10-12\)](#)** – A Study Session to review a Conditional Use Permit and Design Review application to establish a 55,400 square foot off-site warehouse at 5000 Hollis Street (Level(3) building) by IKEA to allow customers to pick up large item merchandise at this site. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301 which pertains to modifications to existing structures. General Plan Designation: Office/Technology; Zoning Designation: Office/Technology (O/T) (Applicant: IKEA Property, Inc)(Owner: BTE Equipment, LLC) (APN: 49-1041-11-4)

**VI. PUBLIC HEARINGS**

- A. [Fire Station #2 \(DR10-07\)](#)** – A Design Review application to rebuild the City of Emeryville's Fire Station #2, located at 6303 Hollis Street. The new building will be a total of 12, 930 square feet. The first floor will include a public lobby, classroom, offices and a day room, as well as three apparatus bays. The second floor will consist of bunk rooms and a workout space. Seven street trees will be removed as part of the project: two on Hollis Street, two on 63<sup>rd</sup> Street, and three on the Fire Station property. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15333 In-Fill Development Projects and the "general rule" at 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. General Plan Designation: Public with Neighborhood Retail Overlay; Zoning Designation: Public (PUB) with Neighborhood Retail Overlay (NR) and North-Hollis Overlay (N-H). (Applicant/Owner: City of Emeryville) (APN: 49-1487-2-2)
- B. [Housing Element of the General Plan](#)** – Consideration of revised Housing Element. Revisions include updated data and added information in response to the State Housing and Community Development Department (HCD) review comments. CEQA Status: Negative Declaration for Housing Element approved by City Council on June 16, 2009; Environmental Impact Report for General Plan certified by City Council on October 13, 2009.

**VII. COMMISSIONERS COMMENTS**

**VIII. ADJOURNMENT**

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

**VIII. PUBLIC COMMENT**

**IX. ACTION RECAP – February 25, 2010**

**X. STUDY SESSION**

- A. Parks and Recreation Strategic Plan - Site Programming** – Study session to review status of Parks and Recreation Strategic Plan to implement General Plan Parks, Open Space, Public Facilities and Services policies, and to discuss which recreational activities should be supported in which existing and future parks and recreational facilities. CEQA Status: The Parks and Recreation Strategic Plan is covered by the Environmental Impact Report for the General Plan that was certified by the City Council on October 13, 2009.

**XI. PUBLIC HEARINGS**

- A. Fire Station #2 (UP10-02/DR10-07)** – A Conditional Use Permit and Design Review to rebuild the City of Emeryville’s Fire Station #2, located at 6303 Hollis Street. The new building will be a total of 12,930 square feet. The first floor will include a public lobby, classroom, offices and a day room, as well as three apparatus bays. The second floor will consist of bunk rooms and a workout space. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15333 In-Fill Development Projects and the “general rule” at 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. General Plan Designation: Public with Neighborhood Retail Overlay; Zoning District: Public (PUB) with Neighborhood Retail Overlay (NR) and North-Hollis Overlay (N-H). (Applicant/Owner: City of Emeryville) (APN: 49-1487-2-2)
- B. Firearms and Ammunition Ordinance (ORD10-01)** – Planning Commission consideration of a Zoning Ordinance amendment to the Emeryville Municipal Code adding Article 69 to Chapter 4 of Title 9 concerning sale of firearms and ammunition and making related modifications to the Zoning Ordinance at Chapter 4 of Title 9 and to the Interim Zoning Regulations at Chapter 6 of Title 9. 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.

**VI. COMMISSIONERS COMMENTS**

**VII. ADJOURNMENT**

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, MAY 27, 2010 AT 6:30 P.M.  
IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608**