

PLANNING COMMISSIONERS:

Vanessa Kuemmerle, Chair
Lawrence C. (Buzz) Cardoza, Vice Chair
Gail Donaldson, Commissioner
Sean Moss, Commissioner
John Scheuerman, Commissioner
Steven Steinberg, Commissioner
Kairee Tann, Commissioner

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

**THURSDAY, DECEMBER 13, 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 AND PERMA COPY, 1306 65TH STREET; 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. [Regular Meeting of October 25, 2012](#)
- B. [Special Joint Meeting with City Council of October 30, 2012](#)
- C. [Special Meeting of November 19, 2012](#)

IV. DIRECTORS REPORT

V. ADMINISTRATIVE ITEM

- A. [Complete Streets Policy](#) – Consideration of recommendation to the City Council to adopt a Complete Streets Policy for the City of Emeryville.

VI. PUBLIC HEARINGS

- A. [City Storage Extension, 4000 Adeline Street \(UPDR11-002\)](#) – Request for a one-year extension of 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, originally approved on October 27, 2011. 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: City Storage Three)(APN: 49-1022-4)
- B. [Pixar Warehouse \(UPDR12-003\)](#) – Consideration of a Conditional Use Permit and Design Review to occupy a portion of an existing building with a 28,637 square foot off-site warehouse at 5000 Hollis Street (Level(3) building) by Pixar Animation Studios. 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 (OT); Zoning: Office/Technology (OT) (Applicant: Pixar Animation Studios)(Owner: BTE Equipment, LLC) (APN: 49-1041-11-4)
- C. [New Planning Regulations](#) – Consideration of recommendation to the City Council to adopt new Planning Regulations to implement the General Plan by repealing Emeryville Municipal Code Title 9, “Planning and Zoning”, replacing it in its entirety with a new Title 9, “Planning Regulations”, and making other related modifications to the Emeryville Municipal Code. CEQA Status: Environmental Impact Report for General Plan certified by City Council on October 13, 2009.

VII. COMMISSIONERS COMMENTS

VIII. ADJOURNMENT

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, JANUARY 24, 2013 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.