

## **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, MAY 24, 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 65<sup>TH</sup> STREET; AND (2) 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 26, 2012](#)**

**IV. DIRECTORS REPORT**

**V. STUDY SESSION**

- A. [Mid-Block Pedestrian Path at Escuela Bilingüe Internacional \(UP10-007\)](#)** – A study session to consider the design of a mid-block pedestrian path connecting 45<sup>th</sup> Street and 47<sup>th</sup> Streets along the eastern property line of Escuela Bilingüe Internacional (EBI) school. On May 19, 2011 the City Council approved a Conditional Use Permit to establish EBI in an existing 28,000 square foot building located at 4550 San Pablo Avenue. Design and construction of this mid-block pedestrian path was one of the conditions of approval. CEQA Status: The EBI project, of which the proposed path is a part, is exempt from environmental review under State CEQA Guidelines Section 15332, which applies to in-fill development. General Plan Designation: Medium Density Residential; Zoning: Medium Density Residential (R-M). (Applicant: Escuela Bilingüe Internacional) (Owner: EBI Campus LLC) (APN: 49-1174-26-1 and -31-2)

**VI. PUBLIC HEARINGS**

- A. [Fire Station #2 \(DR10-07\)](#)** – A request for a two year extension of a Design Review permit to rebuild the City of Emeryville's Fire Station #2, located at 6303 Hollis Street, originally approved on June 24, 2010. The proposed 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. Four street trees will be removed as part of the project: two on Hollis Street and two on 63<sup>rd</sup> Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15332 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 (PUB) with Neighborhood Retail Overlay (NR); 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. [Hot Italian Signs \(SIGN12-011\)](#)** – A Major Sign Permit to legalize one new painted wall sign and to allow one new internally illuminated blade sign on the building at 5959 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 – Mixed Use). (Applicant: Toll Graphics) (Owner: TMG Partners) (APN: 49-1493-10-5)

**VII. COMMISSIONERS COMMENTS**

**VIII. ADJOURNMENT**

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, JUNE 28, 2012 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.**