

PLANNING COMMISSIONERS:

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

**THURSDAY, FEBRUARY 28, 2013
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 RECAP – January 24, 2013](#)

IV. DIRECTOR'S REPORT

V. PUBLIC HEARINGS

- A. [Escuela Bilingüe Internacional Pedestrian Path](#)** – Consideration of a General Plan Amendment and an amendment to the Pedestrian and Bicycle Plan to delete the pedestrian path connecting 45th Street and 47th Street along the eastern property line of Escuela Bilingüe Internacional. CEQA Status: This proposal is exempt from environmental review under State CEQA Guidelines Section 15378(a) in that it is not a “project” which has the potential for causing a significant effect on the environment, and under 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.
- B. [Emeryville Center of Community Life Pedestrian and Bicycle Path](#)** – Consideration of a General Plan Amendment and an amendment to the Pedestrian and Bicycle Plan to delete the pedestrian and bicycle path connecting 47th Street and 53rd Street along the western property line of the proposed Emeryville Center of Community Life. CEQA Status: This proposal is exempt from environmental review under State CEQA Guidelines Section 15378(a) in that it is not a “project” which has the potential for causing a significant effect on the environment, and under 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.
- C. [AT&T Blackdot Wireless Extension \(DR11-008\)](#)** – An application for an extension of a minor design review permit and variance, originally approved on appeal by the Planning Commission on October 27, 2011. The application involves installation of new antennae on the water tower and construction of two new shelters to the south side of the building for equipment cabinets and trash. A variance was required for the removal of one parking space. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15311(a) which applies to accessory structures. General Plan and Zoning Designation: Mixed Use with Residential (MUR). (Applicant: Eric Corkery, AT&T Wireless.)(Owner: Watertower Association, LLC) (APN: 49-1315-1)
- D. [Massage Use at Andante \(UP00-21\)](#)** – Zoning Compliance Review for a new massage use in the ground floor of the Andante residential development, as required by the Conditions of Approval of the project. The use would occupy the storefront at 3996 San Pablo Avenue, Unit G and would utilize the shared commercial parking within the existing garage. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301 which applies to minor alterations to existing facilities. Previous General Plan Designation: Commercial (C); Previous Zoning District: Commercial (C-G); Current General Plan and Zoning Designation: Mixed Use with Residential (MUR) and Neighborhood Retail overlay (NR). (Applicant: Yi-Dun Fang Wei.)(Owner: Mas Investment LLC) (APN: 49-1546-10)

VI. STUDY SESSION

- A. [3800 San Pablo Avenue Mixed Use Project \(“Maz” Building\) \(UPDR13-001\)](#)** – Study session on a proposal to reuse an existing 25,000 square foot building for commercial uses and to construct a new 100-unit rental apartment building and parking structure on the existing surface parking lot to the east, on the site of the “Maz” building at 3800 San Pablo

Avenue. The site is partially in Oakland, and the City of Oakland has agreed that Emeryville may take the lead on all planning and building permits. General Plan Land Use Designation: Mixed Use with Residential, Neighborhood Retail Overlay, and Major Transit Hub. Zoning Districts: Mixed Use with Residential South (MURS), Neighborhood Retail Overlay (NR), Pedestrian Priority Overlay (PP), and Transit Hub Overlay (TH). (Applicant: Holliday Development)(Owners: William H. Banker Trust, CSP Properties LLC, and FCM Properties San Pablo Avenue LLC)(APNs: 12-952-24 and 25; 49-925-4, 6, and 7)

VII. ADMINISTRATIVE ITEM

- A.** [General Plan Annual Progress Report](#) - Review of the annual progress report on implementation of the General Plan, including the Housing Element, in Calendar Year 2012, for submittal to the Governor's Office of Planning and Research and the California Department of Housing and Community Development.

VIII. COMMISSIONERS COMMENTS

IX. ADJOURNMENT

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, MARCH 28, 2013 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.