

PLANNING COMMISSIONERS:

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

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

**THURSDAY DECEMBER 13, 2007
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 65TH 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.

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 – October 25, 2007 Regular Meeting and November 15, 2007, Special Meeting.**
- IV. **DIRECTOR’S REPORT**
 - A. **Discussion of Transportation Committee Proposal to Change the Mandates of the Bicycle/Pedestrian Advisory Subcommittee to Provide Advisory Responsibilities to the Planning Commission on All Development Projects That Impact Bicycle and Pedestrian Issues.**
- V. **ADMINISTRATIVE MATTERS**
 - A. **Marketplace Redevelopment Project: Recommendation to Certify Environmental Impact Report** – Consideration of recommendation to the City Council to certify the Final Environmental Impact Report for the Marketplace Redevelopment project. (Applicant: TMG Partners; Owners: Marketplace Mortgage, LLC and Rockwood Christie, LLC) (APN: 49-1492-6-1; 49-1492-8; 1492-10-2; 49-1492-11; 49-1493-1; 49-1493-9-2; 49-1493-9-3; 49-1493-10-2; 49-1493-10-3; 49-1493-13; 49-1493-14; 49-1493-15)
- VI. **PUBLIC HEARINGS**
 - A. **Shellmound Renovation, 5811 Shellmound Street (UP07-12/DR07-16)** – A Conditional Use Permit and Design Review to convert an existing 13,394 square foot vacant building at the southwest corner of Shellmound Street and Shellmound Way (formerly Sherwin Williams retail paint store) to office and bank uses. The project involves exterior improvements such as new treatment of exterior walls, new window system, new cornice treatment, new signage and landscaping. The proposal also involves removal of three street trees. General Plan Designation: Mixed-Use (M-U); Zoning Classification: Mixed-Use (M-U) (Applicant/Owner: BRE Properties/John Wayland) (APN: 49-1493-2-3)
 - B. **Time Extension for Courtyards at 65th Street Temporary Banner Sign, 1465 65th Street (SA07-09)** – Request for a six-month extension for display of a temporary advertising banner at an existing residential development. Sign area is greater than that allowed by the Zoning Ordinance to be approved administratively. The Planning Commission approved this temporary banner for a six-month period on May 24, 2007. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15311(a), which applies to placement of on-premises signs at existing facilities. General Plan Designation: Industrial (I). Zoning District: Light Industrial (I-L) and North Hollis Overlay District (N-H). (Applicant: Terry Howard; Owner: Alliance Residential) (APN: 49-1543-1)
- VII. **COMMISSIONERS COMMENTS**
- VIII. **ADJOURNMENT**

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, DECEMBER 13, 2007 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.

