

PLANNING COMMISSIONERS:

Lawrence C. (Buzz) Cardoza, Commissioner
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Arthur Hoff, Chairperson
Gail Donaldson, Commissioner

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

**THURSDAY JANUARY 28, 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 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. 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 – December 10, 2009](#)

IV. DIRECTOR'S REPORT

V. PUBLIC HEARINGS

- A. [Emery Station West @ Emeryville Transit Center, Horton Street and 59th Street; and Heritage Square Garage, Horton Street at 62nd Street \(UP09-03/DR09-18\)](#)** – A Conditional Use Permit and Design Review permit for a proposal to remove two surface parking lots in the 5900 and 6100 blocks of Horton Street and construct two separate buildings: an office/laboratory building and a parking garage. The proposed Emery Station West building, adjacent to the Amtrak Station, is a 165 feet tall office accommodating approximately 248,300 gross square feet of office/lab space, 148 car parking spaces, 4 bus bays and ground level active space accommodating retail and transit (Amtrak) oriented functions. There is an open plaza on the third floor of the building that will connect to the existing pedestrian bridge over the railroad tracks. The proposed Heritage Square Garage building, on the east side of Horton Street, is a 73 foot tall building accommodating approximately 211,000 gross square feet of parking and providing 675 parking stalls. The proposal also includes reconfiguration of the plaza between the Amtrak Station and the proposed Emery Station West building to create a public plaza which will include a protected pedestrian waiting area and pedestrian access improvements. Approximately 13 street trees along 59th, 62nd, and Horton Streets will be removed as part of the project. CEQA Status: A Mitigated Negative Declaration was published for public review on November 7, 2009 and the comment period ended on December 9, 2009. General Plan Designation: Emery Station West: Mixed-Use with Non-Residential (MUR); Heritage Square Garage: Office/Technology (OT); Zoning District: Emery Station West: Mixed-Use with Non-Residential (MUR) and North Hollis Overlay (N-H); Heritage Square Garage: Office/Technology (OT) and North Hollis Overlay (N-H). (Owners: Westinghouse Electrical Corporation; Hollis R and D Associates; Wareham Development Corporation; City of Emeryville; Emery Station Office LLC II; Applicant: Wareham Development) (APN: 49-1489-15; -13-3; 49-1325-1-2; -2;-4)
- B. [National Holistic Institute \(NHI\) Signs \(SA09-30\)](#)** – A Major Sign Permit to allow three wall signs at the west and south faces of the new National Holistic Institute at 5900 Doyle 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 District: Mixed Use with Residential (MUR) and North Hollis Overlay (N-H). (Applicant: Landmark Innovative Industries.) (Owner: 59 Doyle LLC) (APN: 49-1476-5, -6, -7).

VI. STUDY SESSION

- A. [Time Extension for Planning Permits](#)** – Study session on options for extending the expiration date of planning permits to a total of five years from the date of final approval. CEQA Status: This proposal is exempt from environmental review under the “general rule” at 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.

VII. COMMISSIONERS COMMENTS

VIII. ADJOURNMENT

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, FEBRUARY 25, 2010 AT 6:30 P.M.
IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608**