

PLANNING COMMISSIONERS:

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

**THURSDAY, JUNE 28, 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 RECAP – May 24, 2012](#)

IV. DIRECTORS REPORT

V. 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 63rd 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) (Continued from May 24, 2012 meeting.)
- B. [Shellmound Design Guidelines](#)** – Proposed design guidelines for new pedestrian and streetscape standards for Shellmound Street between Christie Avenue and 63rd Street. An amendment to the Emeryville Design Guidelines will also be considered, to allow these guidelines to supersede the citywide design guidelines in the event there is a discrepancy between the two. CEQA Status: This project is exempt from environmental review 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. (Continued from January 26, 2012 meeting.)
- C. [Modifications to Landscape Plan, 1051 45th Street \(UP06-07/DR06-06\)](#)** – An amendment to a previously approved Conditional Use Permit and Design Review to allow changes in the landscape plan. On August 24, 2006 the Planning Commission approved a Conditional Use Permit and Design Review to convert the first floor of an existing building into a dwelling unit bringing the total number of units on the project site to three. CEQA Status: The original project was exempt from environmental review under State CEQA Guidelines Section 15301, which applies to alterations to existing structures and the proposed amendment also qualifies for this exemption. General Plan Designation and Zoning Classification: Medium Density Residential (R-M). (Applicant/Owner: Iqbal and Baljinder Kullar) (APN: 49-1081-3)

VI. COMMISSIONERS COMMENTS

VII. ADJOURNMENT

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, JULY 26, 2012 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.