

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 JANUARY 24, 2008
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 RECAP – December 13, 2007

IV. DIRECTOR'S REPORT

A. Quarterly Update on East BayBridge Center

V. PUBLIC HEARINGS

A. 4520 San Pablo Townhouses (UP06-06; DR06-10; VAR06-09) - Request for extension of a Conditional Use Permit and Design Review to construct 29 new townhouses on a 40,500 square foot lot at the northeast corner of San Pablo Avenue and 45th Street; and a Variance to allow a seven foot rear yard setback where 15 feet is the required minimum. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15332 which applies to projects that qualify as in-fill development. General Plan Designation: Commercial (C) and Medium Density Residential (M); Zoning Classification: General Commercial (C-G) and Medium Density Residential (R-M) (Applicant: Warner Schmalze – Forum Design Ltd.) (Owner: Ramiro Marini) (APN: 49-1174-26-1, 27, 28, 29, and 30) The original application was approved by the Planning Commission on December 14, 2006.

B. National Holistic Institute, 1290 59th Street (UP07-10/DR07-17) – A Conditional Use Permit and Design Review to reuse an existing, vacant warehouse to establish offices and classroom area for the National Holistic Institute that is currently located at 5900 Hollis Street. CEQA Status: This project exempt from environmental review under State CEQA Guidelines Section 15301 which applies modifications to existing structures. General Plan Designation: Mixed-Use (M-U); Zoning Classification: Mixed-Use (M-U) (Applicant: National Holistic Institute) (Owner: 59 Doyle, LLC) (APN: 49-1476-5;and -6)

C. Amyris Bio-Technologies Pilot Plant, 1355 59th Street (UP07-13, DR07-19, VAR07-04) – Consideration of a Conditional Use Permit, Design Review and parking Variance to modify an existing building for a research facility making fuels from plant products. CEQA status: This project 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 proposed project may have a significant effect on the environment. General Plan Designation: Mixed Use (M-U). Zoning District: Mixed Use (M-U) and North Hollis Area Overlay District (N-H). (Applicant: Glickhorn Lazzarotto Partners Architects; Owner: Emery Station Triangle, LLC/Wareham Development Group Inc.) (APN: 49-1328-1-2). *(In conjunction with item V.D. below.)*

D. Emery Station East, 5885 Hollis Street (UP05-04, DR05-04) - Consideration of modification to conditions of approval for existing Conditional Use Permit and Design Review to allow parking for Amyris Bio-Technologies Pilot Plant at 1355 59th Street in Emery Station East building, and reducing the amount of office space allowed in Emery Station East. CEQA Status: This project exempt from environmental review under State CEQA Guidelines Section 15301 which applies modifications to existing structures. General Plan Designation: Mixed Use (M-U). Zoning Classification: Mixed Use (M-U). (Applicant/Owner: Emery Station East Associates/Wareham Development Group, Inc.) (APN: 49-1327-1-9). *(In conjunction with item V.C. above.)*

VI. COMMISSIONERS COMMENTS

VII. ADJOURNMENT

