

PLANNING COMMISSIONERS:

Frank Flores, Chairperson
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Vanessa Kuemmerle, Commissioner
Arthur Hoff, Commissioner
John Scheuerman, Commissioner
Steven Steinberg, Commissioner

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

**THURSDAY OCTOBER 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 RECAPS

A. Regular meeting of September 23, 2010

B. Special meeting of October 9, 2010

IV. DIRECTORS REPORT

A. [Planning Commission Schedule](#). Consideration of Planning Commission meeting schedule for 2011.

V. STUDY SESSION

A. [Powell Street Urban Design Plan](#) – A Study Session for a streetscape design plan for Powell Street, between Christie Avenue and Frontage Road. The plan will address improvements for pedestrians, bicyclists and pedestrians, while also improving the overall aesthetics for the area within the context of needed improvements for vehicular traffic.

VI. PUBLIC HEARINGS

A. [Bakery Lofts, Phase IV \(UP06-15; DR06-16; VAR07-03\)](#) – Request for a two-year extension of a Conditional Use Permit, Design Review and parking variance for construction of 16 for-rent units, 2 live-work/flex units and a 1,450 square foot café on a 12,339 square foot parcel. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15332, which applies to urban infill development. General Plan and Zoning Classification: Mixed Use with Residential (MUR). (Applicant: Madison Park Financial Corporation) (Owner: B-3 Lofts, LLC) (APN: 49-1173-3). The project was approved by the Planning Commission on September 27, 2007, a first one-year extension was approved on January 20, 2009, and a second one-year extension was approved on December 10, 2009.

B. [Design Guidelines](#) – Consideration of the adoption of Citywide Design Guidelines to implement the goals, policies, and actions of the General Plan, and to be used as the basis for Design Review under the Zoning Ordinance. CEQA Status: Environmental Impact Report for General Plan certified by City Council on October 13, 2009. (Continued from July 22, 2010 meeting.)

C. [64th and Christie Residential Building Development Agreement](#) – Consideration of a Development Agreement for a 190-unit, 5-story residential building located at the southeast corner of 64th Street and Christie Avenue. This building is part of Phase I of the Marketplace Redevelopment Project Planned Unit Development (PUD) that was approved by the City Council on August 5, 2008. CEQA Status: Environmental Impact Report for Marketplace Redevelopment Project PUD certified by City Council on January 15, 2008. General Plan Designation: Mixed Use with Residential; Zoning Designation: Planned Unit Development (PUD) Mixed Use. (Applicant: TMG Partners) (Owner: Rockwood Christie LLC) (APN: 49-1492-6-1; 49-1492-8)

VII. COMMISSIONERS COMMENTS

VIII. ADJOURNMENT

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, DECEMBER 9, 2010 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608