

PLANNING COMMISSIONERS:

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

THURSDAY, JANUARY 27, 2011

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 9, 2010](#)

IV. DIRECTORS REPORT

V. STUDY SESSIONS

- A. [Fostering Child-Friendly Housing and Creating a Family Friendly City](#) – A Study Session on ways to attract families with children to Emeryville through urban amenities and family-friendly housing. A PowerPoint slide show, previously presented to the school board, Housing Committee, and City Council, will be presented by MIG.

VI. PUBLIC HEARINGS

- A. [Stanford Avenue Street Vacation](#) – Finding of consistency with the General Plan of a partial vacation of the Stanford Avenue street right-of-way at the northwest corner of Hollis Street and Stanford Avenue to facilitate a property exchange to accommodate development of the Greenway adjacent to 5701 Hollis Street. The 5701 Hollis Street project, including the proposed property exchange, was previously approved by the Planning Commission on March 26, 2009. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15305, which applies to minor alterations in land use limitations; Section 15316, which applies to transfer of ownership of land in order to create parks; Section 15311, which applies to accessory structures including small parking lots; and Section 15061(b)(3), the general rule that CEQA does not apply to projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.
- B. [Café Artefact On-Premises Liquor Sales \(UP10-008\)](#) – A Conditional Use Permit to allow on-premises sale of beer and wine at a new café of 2,345 square feet located at 1185 Park Avenue. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301 which applies to minor modifications to existing structures, and Section 15061(b)(3), the general rule that CEQA does not apply to projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. General Plan Designation: Mixed Use with Residential (MUR); Zoning: Mixed Use with Residential (MUR) and Park Avenue Overlay (P-A). (Applicant/Owner: John Malick) (APN: 49-618-41).
- C. [Bullseye Glass \(UPDR10-002\)](#) – A Conditional Use Permit and Design Review to refurbish and reuse an existing 6,000 square foot building at 4000 Harlan Street. The use will include artisanal glass sales and warehousing, as well as classroom and showroom space, with a new building entrance on 40th Street and parking in a rear lot off of Harlan Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15303(c) which applies to projects consisting of the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. General Plan Designation: Mixed Use with Residential (MUR); Zoning: Mixed Use with Residential (MUR) and Park Avenue Overlay (P-A). (Applicant: Kava Massih Architects) (Owner: Eric S. and Kenneth J. Schmier) (APNs: 49-618-10)

VII. COMMISSIONERS COMMENTS

VIII. ADJOURNMENT

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, FEBRUARY 24, 2011 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608