

## **PLANNING COMMISSIONERS:**

Frank Flores, Chairperson  
Lawrence C. (Buzz) Cardoza, Vice Chairperson  
Gail Donaldson, Commissioner  
Arthur Hoff, Commissioner  
Vanessa Kuemmerle, Commissioner  
John Scheuerman, Commissioner  
Steven Steinberg, Commissioner

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

**THURSDAY JULY 28, 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 65<sup>TH</sup> 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. ELECTION OF OFFICERS**

**III. PUBLIC COMMENT**

**IV. [ACTION RECAP – June 23, 2011](#)**

**V. DIRECTORS REPORT**

**VI. PUBLIC HEARINGS**

- A. [CrossFit Oakland \(UP11-006\)](#) – A Conditional Use Permit to allow a new Indoor Sports and Recreation use in an existing 5,000 square foot building at 1313 67<sup>th</sup> Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301 which applies to minor modifications to existing structures. General Plan Designation: Industrial (IND). Zoning Designation: Industrial (IND) and North Hollis (N-H) Overlay. (Applicant: Robyn Alazraqui of Crossfit) (Owner: Larry Farb, Atlas Properties.) (APN: 49-1508-6).**
- B. [The Towers Sign Program \(SIGN11-008\)](#) – A Major Sign Permit to allow new landlord signs and a tenant sign program for three office buildings (formerly known as the Watergate Towers) located at 1900-2200 Powell Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15311(a) which applies to placement of on-premises signs. General Plan Designation: Mixed Use with Non-Residential (MUN); Zoning Classification: Planned Unit Development – Office (PUD) (Applicant: Gensler Architects) (Owner: Emeryville Office, LLC) (APN: 49-1495-3-2 and -8, and 49-1521-6 and -7)**
- C. [5701 Hollis Use Permit Modifications \(UP08-11/DR08-23/VAR08-03\)](#) – An amendment to a Conditional Use Permit and Design Review approved on March 26, 2009 to allow office, laboratory and other commercial uses in an existing approximately 11,300 square foot building located at 5701 Hollis Street. The project also included a parking variance. The amendment proposes a modification to a previously approved new entry consisting of metal and glass panels. Other changes include minor modifications to the parking layout and landscaping. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301 which applies to minor modifications to existing structures. General Plan Designation (former): Mixed Use (M-U) and Open Space (O-S); Zoning Classification (former): Mixed Use (M-U), Outdoor Recreation (O-R), and North Hollis Overlay District (N-H) (Applicant: James Goring)(Owner: 5701 Hollis, LLC) (APN: (APNs: 49-1318-3; -8; and -9)**
- D. [AT&T Blackdot Wireless Appeal \(DR11-008\)](#) – An appeal of the Planning Director’s denial of a minor Design Review application to install new antennae and new equipment cabinets on and below the water tower at 1255 Powell Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15311(a) which applies to accessory structures. General Plan and Zoning Designation: Mixed Use with Residential (MUR). (Applicant: Dave Christenson, AT&T Wireless.)(Owner: Watertower Associates, LLC) (APN: 49-1315-1).**
- E. [Demolition Permit for Golden Gate Lock and Key Building](#) – A request to demolish a 18,175 square foot “significant” building (Golden Gate Lock and Key building) located at 3706 San Pablo Avenue between 37<sup>th</sup> Street and West MacArthur Boulevard. CEQA Status: A Mitigated Negative Declaration for the MacArthur San Pablo Mixed Use Project, which included the demolition of this building, was adopted by the City Council by Resolution No. 07-198 on December 4, 2007. General Plan and Zoning Designation: Mixed Use with Residential (MUR) and Neighborhood Retail Overlay (NR); (Applicant/Owner: City of Emeryville) (APN: 49-951-4-2)**

**VII. COMMISSIONERS COMMENTS**

**VIII. ADJOURNMENT**

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, AUGUST 25, 2011 AT 6:30 P.M.  
IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608**