

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 JULY 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. 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 – May 22, 2008 and June 26, 2008

IV. ELECTION OF OFFICERS

V. DIRECTOR'S REPORT

A. Quarterly Update on East BayBridge Center

B. Commission Policy on 40th Street Trees

VI. STUDY SESSION

A. Emery Station Triangle (UP08-04/DR08-10/VAR08-01) – A Study Session to review a proposal to construct a new, four story 142,800 square foot office/research and development building on a 0.89 acre lot. The project involves demolition of an existing 8,589 square foot single story warehouse/office building and includes Greenway improvements in the northern portion of the block and expansion of the plaza at Powell and Hollis Streets. CEQA Status: To be determined. General Plan Designation: Mixed Use (M-U); Zoning Classification: Mixed-Use (M-U) (Applicant: Ted Mahl; Owner: Emerystation Triangle II, LLC/Wareham Group) (APN: 49-1328-1-2 and 3-2; 49-1329-5-2, 5-3, 5-4, and 5-5).

VII. PUBLIC HEARING

A. Bakery Lofts, Phase IV (UP06-15; DR06-16; VAR07-03) – A request to modify a Condition of Approval regarding undergrounding of utilities imposed by the Planning Commission as part of approval of a Conditional Use Permit, Design Review and parking variance for construction of 16 for-rent units, 2 live-work units and a 1,450 square foot café on a 12,339 square foot parcel. The project was approved on September 27, 2007. This project is exempt from environmental review under State CEQA Guidelines Section 15332, which applies to urban infill development. General Plan Designation: Mixed Use (M-U); Zoning Classification: Mixed-Use (M-U) (Applicant: Madison Park Financial Corporation) (Owner: B-3 Lofts, LLC) (APN: 49-1173-3).

VIII. COMMISSIONERS COMMENTS

IX. ADJOURNMENT