

PLANNING COMMISSIONERS:

Gail Donaldson, Chairperson
Frank Flores, Vice Chairperson
Lawrence C. (Buzz) Cardoza, 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 DECEMBER 8, 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 - October 27, 2011](#)

IV. DIRECTORS REPORT

V. PUBLIC HEARINGS

- A. [Papermill Park Design](#)** – Consideration of the design of a public park to be built on the site of an existing City parking lot on the north side of Stanford Avenue between Hollis and Doyle Streets. Design and construction of the park is a condition of approval of the previously approved Parkside Mixed Use project (formerly known as “Papermill Mixed Use Project”) that includes construction of 166 residential units, 3 live-work units, 13,698 square feet of ground level flexible space and 4,618 square feet of ground floor retail space in two buildings on a 2.35 acre site bounded east-west by Doyle Street and Hollis Street and north-south by Powell Street and Stanford Avenue. The construction of the public park will include removal and replacement of 38 trees. CEQA Status: A Mitigated Negative Declaration was approved for the Papermill Mixed Use Project and was adopted by the City Council on November 18, 2008. General Plan and Zoning Designation: Mixed-Use with Residential (MUR) (previously Mixed Use (M-U); (Applicant: Archstone Smith) (Owners: Emery PJ & CM LLC; City of Emeryville) (APN: 49-1041-57-1; -58-1; -65-2; -66; -67; and -68)
- B. [Water Efficient Landscape Ordinance \(ORD11-003\)](#)** - Planning Commission consideration of an amendment to the Emeryville Municipal Code to: add Article 70, “Water Efficient Landscaping” to Chapter 4 of Title 9; to amend section 9-4.54.2(a) “Water Conservation” of Chapter 4 of Title 9; to add Chapter 36 “Water Waste Prohibition” to Title 5; and to amend section 1-1.03 of Chapter 1 of Title 1 and section 1-2.01 of Chapter 2 of Title 1 regarding penalties. This ordinance would apply city-wide. CEQA Status: The proposed ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 15307 of the State CEQA Guidelines regarding actions by a regulatory agency for protection of natural resources, 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.

VI. COMMISSIONERS COMMENTS

VII. ADJOURNMENT

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, JANUARY 26, 2012 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608