

PLANNING COMMISSIONERS:

Lawrence C. (Buzz) Cardoza, Chair
Sean Moss, Vice Chair
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Brad Gunkel, Commissioner
Steven Keller, Commissioner
Vanessa Kuemmerle, Commissioner
Kairee Tann, Commissioner

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

**THURSDAY, DECEMBER 12, 2013
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, 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 24, 2013](#)

IV. DIRECTOR'S REPORT

V. STUDY SESSIONS

- A. [6701 Shellmound Street Residential Development \(“Nady” Site\) \(UPDR13-004\)](#)** – A study session to review a proposed 260-unit residential development on a 2.27 acre site located at 6701 Shellmound Street. CEQA Status: To be determined. General Plan Land Use Classification: Mixed Use with Residential; Zoning District: Mixed Use with Residential (MUR).). (Applicant: AvalonBay Communities, Inc.)(Owner: Nady Trust U/D/T) (APN:49-1490-2)
- B. [Marketplace Redevelopment Project, Phase IB \(FDP13-001\)](#)** – A study session to review a proposed Final Development Plan (FDP) for a revised Phase IB of the Marketplace Redevelopment Project Planned Unit Development (PUD04-12) that was approved by the City Council on August 5, 2008. The revised Phase IB would include demolition of the United Artist Theater building and its replacement with interim surface parking; relocation of Shellmound Street to the west; 26,500 square feet of retail space with 4 levels of parking; a 27,300 square foot grocery store; a 1,500 square foot restaurant pad; construction of 62nd Street as a private plaza; and construction of a portion of 63rd Street as a private street to serve the grocery store. CEQA Status: Environmental Impact Report for Marketplace Redevelopment Project PUD certified by City Council on January 15, 2008. General Plan Land Use Classification: Mixed Use with Residential; Zoning District: Planned Unit Development (PUD-2) (Applicant: City Center Realty Partners, LLC; Owner: AG-CCRP Public Market L.P.) (APNs:49-1556-1; -2; and -3)
- C. [Emeryville-Berkeley-Oakland Transit Study \(STUDY13-003\)](#)** – A study session to review and comment on existing conditions and potential options to improve transit in Emeryville, West Oakland and West Berkeley. The purpose of the study is to improve connectivity within the area as well as “last mile” connections to regional transit and destinations. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15262, which applies to feasibility and planning studies.

VI. COMMISSIONERS COMMENTS

VII. ADJOURNMENT

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, JANUARY 23, 2014 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.