

PLANNING COMMISSIONERS:

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Brad Gunkel, Commissioner
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Vanessa Kuemmerle, Commissioner
Kairee Tann, Commissioner

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

**THURSDAY, APRIL 24, 2014
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](#) – March 27, 2014

IV. DIRECTORS REPORT

V. STUDY SESSION

- A. [Impact Fees](#) – A study session to review proposed traffic, park, general government facility, and affordable housing impact fees.

VI. PUBLIC HEARINGS

- A. [Marketplace Redevelopment Project, Phase IB \(FDP13-001\)](#) – Consideration of 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 relocation of Shellmound Street to the west and construction of approximately 26,000 square feet of retail space with approximately 642 parking spaces in a 5-level structure. A tree removal permit to remove 18 street trees is also part of the proposal. 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)
- B. [Hyatt Place Hotel at Bay Street \(FDP13-002\)](#) – Consideration of a proposed Final Development Plan (FDP) for a six story, 171-room hotel (Hyatt Place) in accordance with the Preliminary Development Plan (PDP) approved for the South Bayfront Retail/Mixed Use Project (Site A) by the City Council on September 14, 1999. CEQA Status: Final Environmental Impact Report for the South Bayfront Retail/Mixed Use Project certified by the City Council on February 2, 1999. General Plan Land Use Classification: Mixed Use with Residential. Zoning District: Planned Unit Development (PUD-4)(Applicant: Ensemble Hotel Partners, LLC)(Owner: Madison Bay Street , LLC) (APN:49-1038-17)
- C. [East BayBridge Façade Improvements \(DR14-003\)](#) – Consideration of a Major Design Review application to modify the façade of existing and resubdivided tenant spaces at 3839 Emery Street in the East BayBridge Shopping Center. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301 which applies to existing facilities; and the “general rule” at Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment. General Plan Land Use Classifications: Mixed Use with Residential and Regional Retail Overlay. Zoning Districts: Mixed Use with Residential (MUR), Regional Retail Overlay (RR), Transit Hub Overlay (TH), and Pedestrian Priority Overlay (PP). (Applicant: Federal Realty Investment Trust)(Owner: East Bay Bridge Retail, LLC)(APN: 49-619-5).

VII. COMMISSIONERS COMMENTS

VIII. ADJOURNMENT

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, MAY 22, 2014 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.