

PLANNING COMMISSIONERS:

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Steven Keller, Commissioner
Vanessa Kuemmerle, Commissioner

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

**THURSDAY, JANUARY 22, 2015
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 AND ROLL CALL

II. PUBLIC COMMENT

III. [ACTION RECAP – December 11, 2014](#)

IV. DIRECTORS REPORT

V. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

VI. ADMINISTRATIVE ITEM

- A. [General Plan Annual Progress Report](#) - Review of the annual progress report on implementation of the General Plan, including the Housing Element, in Calendar Year 2014, for submittal to the Governor's Office of Planning and Research and the California Department of Housing and Community Development.

VII. PUBLIC HEARINGS

- A. [3706 San Pablo Avenue Affordable Housing \(UPDR14-001\)](#) – Consideration of a Conditional Use Permit and Design Review for a proposed 87-unit affordable housing development with 6,900 square feet of commercial space and 115 parking spaces in a six story structure on a site of approximately 1.12 acres on the east side of San Pablo Avenue between 37th Street and West MacArthur Boulevard. The site is partially in Oakland, and the City of Oakland has agreed that Emeryville may take the lead on all planning and building permits. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15332, which applies to infill development projects. General Plan Land Use Designation: Mixed Use with Residential, Neighborhood Retail Overlay, and Major Transit Hub. Zoning Districts: Mixed Use with Residential South (MURS), Neighborhood Retail Overlay (NR), Pedestrian Priority Overlay (PP), and Transit Hub Overlay (TH). (Applicant: EAH Housing)(Owner: City of Emeryville) (APNs: 12-951-11; 49-951-4-2, -5-1, -6-1, and -7)

VIII. STUDY SESSIONS

- A. [Marketplace Redevelopment Project, "Parcels B and C" \(FDP13-001\)](#) – A study session to review a proposed Final Development Plan (FDP) for realignment of Shellmound Street and development of "Parcels B and C" of the Marketplace Redevelopment Project Planned Unit Development (PUD04-12) that was approved by the City Council on August 5, 2008. A four story parking structure accommodating 450 parking spaces and approximately 26,500 square feet of ground floor commercial space is proposed on "Parcel B". Proposed development on "Parcel C" includes 35,500 square feet of ground floor grocery store, with three levels of structured parking and a 5-story residential building accommodating 75 units. 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 and Major Transit Hub; Zoning District: Planned Unit Development (PUD-2) (Applicant/Owner: AG-CCRP Public Market L.P.) (APNs:49-1556-1; -2; and -3).
- B. [Marketplace Redevelopment Project, "Shellmound Site" \(FDP14-002\)](#) – A study session to review a proposed Final Development Plan (FDP) for "Parcel A" ("Shellmound Site") of the Marketplace Redevelopment Project Planned Unit Development (PUD04-12) that was approved by the City Council on August 5, 2008. The project would include approximately 185 rental apartment units, 13,500 square feet of retail space, and 240 parking spaces. The northern portion of the building would be seven stories, reaching a height of 79 feet, and the southern portion would be four stories at a height of 50 feet. The site is approximately 2.02

acres north of the Hyatt House Hotel and west of the Union Pacific railroad line. CEQA Status: Environmental Impact Report for Marketplace Redevelopment Project PUD certified by the City Council on January 15, 2008. General Plan Land Use Classification: Mixed Use with Residential and Major Transit Hub; Zoning District: Planned Unit Development (PUD-2) (Applicant: AvalonBay Communities, Inc.)(Owner: AG-CCRP Public Market L.P.) (APN: 49-1556-3)

- C. [Marketplace Redevelopment Project, "Theater Site" \(FDP14-003\)](#) – A study session to review a proposed Final Development Plan (FDP) for "Parcel D" ("Theater Site") of the Marketplace Redevelopment Project Planned Unit Development (PUD04-12) that was approved by the City Council on August 5, 2008. The project would include approximately 229 rental apartment units and 302 parking spaces in a seven story structure on a site of approximately 1.79 acres on the site of the former United Artists Theater southwest of the intersection of 64th and Shellmound Streets. 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 and Major Transit Hub; Zoning District: Planned Unit Development (PUD-2) (Applicant: AvalonBay Communities, Inc.)(Owner: AG-CCRP Public Market L.P.) (APN: 49-1556-1)

IX. COMMISSIONERS COMMENTS

X. ADJOURNMENT

THE NEXT SCHEDULED MEETING WILL BE HELD ON THE THURSDAY, FEBRUARY 26, 2015 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.