

## **PLANNING COMMISSIONERS:**

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

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

**THURSDAY, JUNE 25, 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 – May 28, 2015](#)**
- IV. **DIRECTORS REPORT**
- V. **DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS**
- VI. **PUBLIC HEARINGS**
  - A. **[Marketplace Redevelopment Project, “Theater Site” \(Parcel D\) \(FDP14-003\)](#) – Consideration of a Final Development Plan (FDP) for “Parcel D” of the Marketplace Redevelopment Project Planned Unit Development (PUD04-12) that was approved by the City Council on August 5, 2008. Proposed development on “Parcel D” includes a 223-unit residential building with two levels of structured parking in a seven-story, 80-foot tall building on a 1.79 acre site southwest of the intersection of 64<sup>th</sup> and Shellmound Streets (former United Artists Theater site). The residential unit mix includes 24 studios (10.8%), 82 one-bedroom units (36.8%), 95 family-friendly two-bedroom units (42.6%) and 22 family-friendly three-bedroom units (9.9%). 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)**
  - B. **[Development Agreement for Marketplace Project \(DA15-001\)](#) – Consideration of a Development Agreement between the City of Emeryville, AG-CCRP, LP, and AvalonBay Communities, Inc., regarding the development of the Marketplace Project. 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. and AvalonBay Communities, Inc.) (APNs: 49-1556-1; -2; -3, and -4)**
  - C. **[ExteNet Distributed Antenna System \(DAS\) Nodes](#) – Consideration of five Conditional Use Permit and Design Review applications for wireless telecommunications facilities (“nodes”) on existing utility poles in the public right of way. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301(b) which applies to minor alterations to existing public utility facilities, Section 15303 which applies to construction of small new equipment in small structures, 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. (Applicant/Owner: ExteNet Systems (California) LLC)
    - A.Node 7 (UPDR15-003)** – Adjacent to 1321 67<sup>th</sup> Street (APN: 49-1508-7) (Southeast corner of 67<sup>th</sup> and Hollis Streets). General Plan Land Use Classification: Industrial; Zoning District: Light Industrial (INL) and North Hollis Overlay (NH)
    - B.Node 9 (UPDR15-004)** – Adjacent to 1255 67<sup>th</sup> Street (APN: 49-1508-12). General Plan Land Use Classification: Industrial; Zoning District: Light Industrial (INL) and North Hollis Overlay (NH)
    - C.Node 11 (UPDR15-005)** – Adjacent to 1285 66<sup>th</sup> Street (APN: 49-1540-1). General Plan Land Use Classification: Industrial; Zoning District: Light Industrial (INL) and North Hollis Overlay (NH)**

**D.Node 12 (UPDR15-006)** – Adjacent to vacant lot at 1225 65<sup>th</sup> Street (APN: 49-1504-8).  
General Plan Land Use Classification: Medium-High Density Residential; Zoning  
District: Medium-High Density Residential (RMH) and North Hollis Overlay (NH)

**E.Node 17A (UPDR15-007)** – Adjacent to 6450 Hollis Street (APN: 49-1483-5) (Southeast  
corner of Hollis Street and Ocean Avenue). General Plan Land Use Classification:  
Mixed Use with Residential and Neighborhood Retail Overlay; Zoning District: Mixed  
Use with Residential (MUR), Pedestrian Priority Overlay (PP), Neighborhood Retail  
Overlay (NR), and North Hollis Overlay (NH)

**VII. COMMISSIONERS COMMENTS**

**VIII. ADJOURNMENT**

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, JULY 23, 2015 AT 6:30 P.M. IN THE  
CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.**