

PLANNING COMMISSIONERS:

Sean Moss, Chair
John J. Bauters, Commissioner
Lawrence C. (Buzz) Cardoza, Commissioner
Gail Donaldson, Commissioner
Brad Gunkel, Commissioner
Sam Kang, Commissioner
Steven Keller, Commissioner

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

THURSDAY, JULY 23, 2015

6:30 P.M.

- I. **CONVENE AND ROLL CALL**
- II. **SWEARING IN OF NEW COMMISSIONERS AND RECOGNITION OF OUTGOING COMMISSIONERS**
- III. **ELECTION OF OFFICERS**
- IV. **PUBLIC COMMENT**
- V. **[ACTION RECAP – June 25, 2015](#)**
- VI. **DIRECTORS REPORT**
- VII. **DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS**
- VIII. **PUBLIC HEARINGS**
 - A. **[Temporary Mural Scrim for Marketplace Redevelopment Project, “Parcel C” \(DR15-011\)](#)** – Consideration of a Major Design Review permit for a temporary mural scrim to be mounted on brackets on the north and west facades of the grocery store building on “Parcel C” of the Marketplace Redevelopment Project as required by the conditions of approval of FDP13-001 that was approved by the Planning Commission on May 28, 2015. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15303 which applies to construction of small new 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. 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” \(FDP14-002\)](#) – Consideration of a 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 includes approximately 167 rental apartment units, 14,000 square feet of retail space, and 223 parking spaces. The northern portion of the building is seven stories, reaching a height of 80 feet, and the southern portion is 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. The residential unit mix includes studios 29 (17.4 %), 52 one-bedroom units (31.1%), 69 family-friendly two-bedroom units 41.3%) and 17 family-friendly three-bedroom units (10.2%). 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)

IX. COMMISSIONERS COMMENTS

X. ADJOURNMENT

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, AUGUST 27, 2015 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.