

PLANNING COMMISSIONERS:

Angela Baranco, Commissioner
Lawrence C. (Buzz) Cardoza, Commissioner
Frank Flores, Commissioner
Arthur Hoff, Commissioner
Patricia Jeffery, Commissioner
Gail Donaldson, Vice Chairperson
James A. Martin, Chairperson

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

**THURSDAY JULY 26, 2007
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, THE POLICE STATION PUBLIC COUNTER AT 2449 POWELL STREET, 2ND FLOOR, AND GOLDEN GATE BRANCH OF THE OAKLAND PUBLIC LIBRARY, 5606 SAN PABLO AVENUE AND FOR REPRODUCTION AT: (1) ACCESS PRINT, 1306 65TH STREET; (2) PERMA COPY, 2000 POWELL STREET, SUITE 120, AND (3) KINKO=S, 5895 CHRISTIE AVENUE, 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.

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 – June 28, 2007**

IV. **ELECTION OF OFFICERS**

V. **DIRECTOR'S REPORT**

VI. **STUDY SESSIONS**

- A. **East BayBridge Vision Plan** – The Redevelopment Agency retained SZFM Design Studio to produce a design feasibility study for the East BayBridge Center consisting of renovations to the existing facilities; circulation improvements for bicycles and pedestrians both into and within the center; and redevelopment of underutilized portions of the site, such as surface parking lots, for additional commercial and residential uses. The resulting “Vision Plan” will be presented for information and discussion.

VII. **PUBLIC HEARINGS**

- A. **Marketplace Redevelopment Project, Shellmound Street, 6340 and 6390 Christie Avenue (PUD 04-02)** – A public hearing to accept comments on the Draft Environmental Impact Report (DEIR) prepared for the Marketplace Redevelopment project. The Notice of Availability for the DEIR was published on June 21, 2007 and the 45-day comment period will end on August 6, 2007. General Plan Designation: Mixed Use (M-U) Zoning Classification: Mixed Use (M-U) (Applicant: TMG Partners) (Owners: Marketplace Mortgage, LLC and Rockwood Christie, LLC) (APN: 49-1492-6-1; 49-1492-8; 1492-10-2; 49-1492-11; 49-1493-1; 49-1493-9-2; 49-1493-9-3; 49-1493-10-2; 49-1493-10-3; 49-1493-13; 49-1493-14; 49-1493-15)
- B. **West Elm Furniture Store, Shellmound Street (FDP07-01)** – A Final Development Plan (FDP) for a new, approximately 16,000 square foot retail (furniture) store in accordance with Preliminary Development Plan (PDP) approved for the South Bayfront Retail/Mixed Use Project (Site A) in September 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 Designation: Mixed Use (M-U); Zoning Classification: Planned Unit Development – Mixed Use (PUD-Mixed Use) (Applicant: McCall Design Group) (Owner: Madison Marquette) (APN: 49-1039-7)
- C. **Stormwater Treatment Facilities Ordinance, City-Wide (ORD07-01)** - Ordinance amending Chapter 13 of Title 6 of the Emeryville Municipal Code entitled “Stormwater Management and Discharge Control Program” with a revised chapter entitled “Stormwater Treatment Design, Management, and Discharge Control Program”. The ordinance will refer to the Stormwater Design Guidelines for Green, Dense Redevelopment, and will address design, inspection and maintenance of stormwater treatment measures in development projects. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15307, which applies to actions by regulatory agencies for protection of natural resources, and Section 15308, which applies to actions by regulatory agencies for protection of the environment.

VIII. **COMMISSIONERS COMMENTS**

IX. **ADJOURNMENT**

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**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, AUGUST 23, 2007 AT 6:30 P.M.
IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.**