



# CITY OF EMERYVILLE

INCORPORATED 1896

1333 PARK AVENUE  
EMERYVILLE, CALIFORNIA 94608-3517

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## **PLANNING COMMISSIONERS:**

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

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

**THURSDAY, SEPTEMBER 24, 2015  
6:30 P.M.**

A complete copy of the agenda packet will be available for public viewing at the information counter, Emeryville City Hall, 1333 Park Avenue, Emeryville, CA from the Monday before the Commission meeting. The meeting is shown live on the City of Emeryville television channel (ETV), cable channel 27, and will be rebroadcast as part of the regular City Council, Successor Agency, Community Development Commission and related meetings according to the published ETV schedule of programs. 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), a person requiring an accommodation, auxiliary aid, or service to participate in this meeting should contact the City Clerk's Office or ADA Coordinator at (510) 596-4300, as far in advance as possible, but no later than 72 hours before the scheduled event. The best effort to fulfil the request will be made. Assistive listening devices are available for anyone with hearing difficulty from the City Clerk prior to the meeting, and must be returned to the City Clerk at the end of the meeting.

No dogs, cats, birds or any other animal or fowl shall be allowed at or brought in to a public meeting by any person except (i) as to members of the public or City staff utilizing the assistance of a service animal, which defined as a guide dog, or other animal individually trained to provide assistance to an individual with a disability, or (ii) as to police officers utilizing the assistance of a dog(s) in law enforcement duties.

Persons who wish to speak on matters set for PUBLIC HEARINGS 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.

The speaker's time is limited to 3 minutes and can only be extended upon approval of the Presiding Officer. Any person who desires to address the Planning Commission on a matter not on the Agenda which item is within the subject matter jurisdiction of the Planning Commission, may do so during that portion of the Agenda called Public Comment.

The AGENDA for this regular meeting is as follows:

- I. **CONVENE AND ROLL CALL**
- II. **PUBLIC COMMENT**
- III. **ACTION RECAPS – [June 25, 2015](#) and [July 23, 2015](#)**
- IV. **DIRECTORS REPORT**
- V. **DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS**
- VI. **PUBLIC HEARINGS**

- A. **[Marketplace Tentative Map \(SUBDIV15-002\)](#)** – Consideration of a Major Subdivision permit for a Tentative Map reconfiguring four existing parcels to create eight new parcels on a 13.88 acre site and to realign Shellmound Street and create 62<sup>nd</sup> Street, 63<sup>rd</sup> Street and Market Drive consistent with the Marketplace Redevelopment Project Planned Unit Development (PUD04-12) that was approved by the City Council on August 5, 2008. The project involves removal of 19 street trees. 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) (Owners: AG-CCRP Public Market L.P.; City of Emeryville) (Applicant: AG-CCRP Public Market L.P.) (APNs: 49-1493-1; 49-1556-1; -2; -3 and -4)
- B. **[Regulations and Development Bonuses for Multi-Unit Residential Uses \(ORD15-001 and GPA15-001\)](#)** – Consideration of amending the Planning Regulations in Title 9 of the Emeryville Municipal Code to establish provisions for Multi-Unit Residential development, including regulations for unit mix and family-friendly design, and incentives for affordable housing and ownership housing, with modifications to the development bonus point system; amending the General Plan to reduce the base levels for floor area ratio, building heights, and residential densities; and increasing the Affordable Housing Impact Fee to \$28,000 per dwelling unit. CEQA Status: The proposal is exempt from environmental review because it is not a “project” as defined in Section 15378 of the State CEQA Guidelines, and under the “general rule” at Section 15061(b)(3) of the State CEQA Guidelines because it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment.

VII. **COMMISSIONERS COMMENTS**

VIII. **ADJOURNMENT**

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, OCTOBER 22, 2015 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.**