

## **PLANNING COMMISSIONERS:**

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

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

**THURSDAY, MARCH 27, 2014  
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, ROLL CALL, AND PLEDGE OF ALLEGIANCE**

**II. PUBLIC COMMENT**

**III. [ACTION RECAP – February 27, 2014](#)**

**IV. DIRECTORS REPORT**

**V. PUBLIC HEARINGS**

- A. [TelePacific Wireless Antennas \(DR14-001\)](#)** – Consideration of a Major Design Review application to legalize existing wireless antennas on the rooftop of the Sheraton Four Points Hotel at 1603 Powell Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15311(a) which applies to accessory 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 Regional Retail Overlay. Zoning Districts: Mixed Use with Residential (MUR), Transit Hub Overlay (TH), Regional Retail Overlay (RR), and Pedestrian Priority Overlay (PP). (Applicant: NextWeb Inc., d/b/a TelePacific Communications)(Owner: Emeryville Hotel Development Venture, L.P., d/b/a Four Points Sheraton)(APN: 49-1515-7-5)
- B. [Marketplace Redevelopment Project, Phase IB \(FDP13-001\)](#)** – Consideration of a proposed Final Development Plan (FDP) for a revised Phase IB of the Marketplace Redevelopment Project Planned Unit Development (PUD04-12) that was approved by the City Council on August 5, 2008. The revised Phase IB would include demolition of the United Artist Theater building and its replacement with interim surface parking; relocation of Shellmound Street to the west; and construction of approximately 26,000 square feet of retail space with approximately 660 parking spaces in a 5-level structure. 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; Zoning District: Planned Unit Development (PUD-2) (Applicant: City Center Realty Partners, LLC; Owner: AG-CCRP Public Market L.P.) (APNs: 49-1556-1; -2; and -3)

**VI. STUDY SESSIONS**

- A. [6701 Shellmound Street Residential Development \(“Nady” Site\) \(UPDR13-004\)](#)** – A second study session to review a proposed 211-unit residential development on a 2.27 acres site located at 6701 Shellmound Street. CEQA Status: Initial Study/Mitigated Negative Declaration being prepared. General Plan Land Use Classification: Mixed Use with Residential; Zoning District: Mixed Use with Residential (MUR). (Applicant: AvalonBay Communities, Inc.)(Owner: Nady Trust U/D/T) (APN:49-1490-2)
- B. [Housing Element of the General Plan \(STUDY14-001\)](#)** – A study session to review initial housing needs assessment findings and discuss policy direction for the 2014-2022 Housing Element. CEQA Status: An addendum to the General Plan EIR will be prepared.

**VII. ADMINISTRATIVE ITEM**

- A. [Capital Improvement Program](#)** - Review of the proposed Five Year Capital Improvement Program for Fiscal Years 2014-15 through 2018-19, for consistency with the Emeryville General Plan pursuant to California Government Code Section 65403(c).

**VIII. COMMISSIONERS COMMENTS**

**IX. ADJOURNMENT**

**THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, APRIL 24, 2014 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.**