

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

SPECIAL MEETING

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

**THURSDAY, OCTOBER 2, 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](#) – July 24, 2014

IV. DIRECTORS REPORT

V. PUBLIC HEARINGS

- A. [Housing Element](#) – Consideration of a recommendation to the City Council to adopt the 2015-2023 Housing Element of the General Plan. CEQA Status: An addendum to the General Plan Environmental Impact Report (EIR) has been prepared; the General Plan EIR was certified by the City Council by Resolution No. 09-207 on October 13, 2009.

VI. STUDY SESSIONS

- A. [Marketplace Redevelopment Project, “Shellmound Site” \(FDP14-002\)](#) – A study session to review a proposed Final Development Plan (FDP) for a revised Phase IC/II on “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 would include approximately 218 rental apartment units, 15,000 square feet of retail space, and 289 parking spaces in a seven story structure on a site of approximately 2.02 acres north of the Hyatt House Hotel and west of the Union Pacific railroad line. 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: 49-1556-3)
- B. [Marketplace Redevelopment Project, “Theater Site” \(FDP14-003\)](#) – A study session to review a proposed Final Development Plan (FDP) for a revised Phase IC/II on “Parcel D” (“Theater Site”) of the Marketplace Redevelopment Project Planned Unit Development (PUD04-12) that was approved by the City Council on August 5, 2008. The project would include approximately 216 rental apartment units and 290 parking spaces in a seven story structure on a site of approximately 1.79 acres on the site of the former United Artists Theater southwest of the intersection of 64th and Shellmound Streets. 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)
- C. [3706 San Pablo Avenue Affordable Housing \(UPDR14-001\)](#) – A study session to review a proposed 87-unit affordable housing development with 6,130 square feet of commercial space and 115 parking spaces in a six story structure on a site of approximately 1.12 acres on the east side of San Pablo Avenue between 37th Street and West MacArthur Boulevard, which is partially in the City of Oakland. CEQA Status: To be determined. General Plan Designation: Mixed Use with Residential, Neighborhood Retail Overlay, and Major Transit Hub; Zoning Classification: Mixed Use with Residential South (MURS), Neighborhood Retail Overlay (NR), Pedestrian Priority Overlay (PP) and Transit Hub Overlay (TH). (Applicant: EAH Housing)(Owner: City of Emeryville) (APNs: 012-951-11; 49-951-4-2, -5-1, -6-1, and -7)

- D. [Emeryville-Berkeley-Oakland Transit Study \(STUDY13-003\)](#) – A study session to review the draft report from this study for improving transit in Emeryville, West Berkeley and West Oakland. The report describes and evaluates proposed incremental short-term improvements, an enhanced bus from West Berkeley through Emeryville to West Oakland BART and Jack London Square, and streetcar lines connecting MacArthur BART to central Emeryville (supplementing the Emery Go-Round) and West Oakland. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15262, which applies to feasibility and planning studies.

VII. COMMISSIONERS COMMENTS

VIII. ADJOURNMENT

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