

PLANNING COMMISSIONERS:

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Gail Donaldson, Commissioner
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Steven Keller, Commissioner
Vanessa Kuemmerle, Commissioner

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

**THURSDAY, MARCH 26, 2015
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 AND ROLL CALL

II. PUBLIC COMMENT

III. [ACTION RECAP – February 26, 2015](#)

IV. DIRECTORS REPORT

V. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

VI. STUDY SESSIONS

- A. [Marketplace Redevelopment Project, “Parcel C” \(FDP13-001\)](#)** – A study session to review a proposed Final Development Plan (FDP) for realignment of Shellmound Street and development of “Parcel C” of the Marketplace Redevelopment Project Planned Unit Development (PUD04-12) that was approved by the City Council on August 5, 2008. Proposed development on “Parcel C” includes a 30,000 square-foot ground floor grocery store, 2,100 square feet of additional commercial space, with three levels of structured parking and a 5-story residential building accommodating 69 units. 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/Owner: AG-CCRP Public Market L.P.) (APNs: 49-1556-1; -2; and -3).
- B. [Restoration Hardware Outlet \(UPDR15-002\)](#)** – A study session to review a proposal to renovate two existing buildings at 4045 Horton Street and 4056 Hubbard Street (former Rug Depot and Bon Motif buildings) for a single retail outlet use. CEQA Status: To be determined. General Plan Land Use Classification: Mixed Use with Residential; Zoning District: Mixed Use with Residential (MUR), Park Avenue District Overlay (P-A), and Pedestrian Priority Overlay (PP) (Applicant: Restoration Hardware) (Owner: Bon Motif/David Himy/Vanessa Nguy) (APNs: 49-617-9 and -10).
- C. [65th Street Multi-Unit Residential \(UPDR15-001\)](#)** – A study session to review a proposal for a new 24-unit residential building consisting of all 2- and 3-bedroom units at 1225 65th Street. CEQA Status: To be determined. General Plan Land Use Classification: Medium-High Density Residential; Zoning District: Medium-High Density Residential (RMH) and North Hollis Overlay (N-H) (Applicant: Moshe Dinar, AIA) (Owner: Athan Magganas) (APN: 49-1504-8).

VII. COMMISSIONERS COMMENTS

VIII. ADJOURNMENT

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, APRIL 23, 2015 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.