

PLANNING COMMISSIONERS:

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AGENDA EMERYVILLE CITY PLANNING COMMISSION CITY COUNCIL CHAMBERS 1333 PARK AVENUE EMERYVILLE, CALIFORNIA THURSDAY, DECEMBER 10, 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 RECAP – October 22, 2015](#)

IV. DIRECTORS REPORT

A. [Regional Bike Share Informational Report.](#)

V. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

VI. PUBLIC HEARINGS

A. [Escuela Bilingüe Internacional Pedestrian Path](#) – Consideration of a General Plan Amendment and an amendment to the Pedestrian and Bicycle Plan to reinstate the pedestrian path connecting 45th Street and 47th Street along the eastern property line of Escuela Bilingüe Internacional. CEQA Status: This proposal is exempt from environmental review under State CEQA Guidelines Section 15378(a) in that it is not a “project” which has the potential for causing a significant effect on the environment, and under 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.

B. [6701 Shellmound Street Residential Development \(“Nady” Site\) \(UPDR14-003\)](#) – A public hearing to accept comments on the Draft Environmental Impact Report (DEIR) prepared for the 6701 Shellmound Residential Development project (“Nady” Site). The proposed project analyzed in the DEIR is a 211-unit seven-story rental apartment building on a 2.27 acre site on Shellmound Street adjacent to the Ashby Avenue I-80 freeway off-ramp. The Notice of Availability for the DEIR was published on November 4, 2015 and the 45-day comment period will end on December 21st, 2015. General Plan Land Use Classification: Mixed Use with Residential; Zoning District: Mixed Use with Residential (MUR). Applicant: Anton Development Company LLC)(Owner: Nady Trust U/D/T)(APN:49-1490-2)

VII. STUDY SESSIONS

A. [6701 Shellmound Street Residential Development \(“Nady” Site\) \(UPDR14-003\)](#) – A study session to review a proposed 186-unit residential development on a 2.27 acres site located at 6701 Shellmound Street. CEQA Status: Draft Environmental Impact Report prepared with public comment period ending on December 21, 2015. General Plan Land Use Classification: Mixed Use with Residential; Zoning District: Mixed Use with Residential (MUR). Applicant: Anton Development Company LLC)(Owner: Nady Trust U/D/T)(APN:49-1490-2)

- B.** [Marketplace Redevelopment Project, “Parcel B” \(Garage Building\) \(FDP15-001\)](#) – A study session to review a proposed Final Development Plan (FDP) for development of “Parcel B” of the Marketplace Redevelopment Project Planned Unit Development (PUD04-12) that was approved by the City Council on August 5, 2008. Two options are proposed: one option consists of a five story structure accommodating 405 parking spaces and approximately 37,800 square feet of retail space that will be partially occupied by a junior anchor tenant on two levels; the second option is a four story structure accommodating 405 parking spaces and 22,500 square feet of ground floor retail space with multiple small tenants. CEQA Status: Environmental Impact Report for Marketplace Redevelopment Project PUD certified by City Council on January 15, 2008; no subsequent EIR is required to be prepared pursuant to CEQA Guidelines Section 15162. 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: 49-1556-2 and -3).

VIII. COMMISSIONERS COMMENTS

IX. ADJOURNMENT

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, JANUARY 28, 2016 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.