



AGENDA

Planning Commission

Planning Commissioners:

D. Miguel Guerrero	Chair
Christine Scott Thomson	Vice Chair
Linda Barrera	Commissioner
Gail Donaldson	Commissioner
Steven Keller	Commissioner
C. Tito Young	Commissioner
VACANT	Commissioner

REGULAR MEETING

Thursday, August 22, 2019

6:30 PM

Council Chambers

A complete copy of the agenda packet is available for public viewing at the Information Counter at the Civic Center at 1333 Park Avenue, Emeryville, California, during normal business hours (Monday through Friday, 9:00 AM to 5:00 PM, excluding legal holidays). All writing that are public records and relate to an agenda item which are distributed to a majority of the legislative body less than 72 hours prior to the meeting noticed will be made available at the Civic Center Information Counter. The meeting is broadcast live on the City of Emeryville Television Channel (ETV), Cable Channel 27, and will be rebroadcast as part of the regular City agency bodies' meetings according to the published ETV schedule or programs.

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All matters listed under Consent Calendar are considered routine and will all be enacted by one motion in the form listed on the Agenda. There will be no separate discussion of these items unless good cause is shown prior to the time the Planning Commission votes on the motion to adopt. Any person who desires to address the Planning Commission on any item listed under the Consent Calendar, or 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. 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 Public Hearing is closed and brought back to the Planning Commission for discussion and action. There is no further comment permitted from the audience unless requested by the Planning Commission. The speaker's time is limited to 3 minutes and can only be extended upon approval of the Presiding Officer.

In compliance with the Americans with Disabilities Act, a person requiring an accommodation, auxiliary aid, or service to participate in this meeting should contact the City Clerk's Office at 510-450-7800 or city_clerk@emeryville.org as far in advance as possible, but no later than 72 hours prior to the scheduled event. The best effort to fulfill the request will be made. Assistive listening devices are available in the Council Chambers for anyone with hearing difficulty, and must be returned at the end of the meeting. All documents are available in alternative formats upon request. No animals 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 is defined as a guide dog, signal 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.

The AGENDA for this regular meeting is as follows:

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENT**
4. **APPROVAL OF ACTION MINUTES OF JULY 25, 2019**
5. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
6. **DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS**
7. **PUBLIC HEARINGS**
 - 7.1. **Marketplace Redevelopment Project, "Parcel C" (FDP13-001)** – Consideration of a modification to the conditions of approval of Final Development Plan FDP13-001, which was approved by the Planning Commission on May 28, 2015, to allow additional commercial uses. The existing permitted commercial use for the newly constructed 30,000 square foot building is a grocery store. 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-CGRP Public Market L.P.) (APN: 49-1556-7)
 - 7.2. **Temporary Emergency Family Shelter (UPDR19-002)** – Consideration of a Conditional Use Permit, Design Review, and Exception to Standards application for a proposed temporary emergency shelter for families at the former City Recreation Center located at 4300 San Pablo Avenue. CEQA Status: This project is exempt from environmental review under California Government Code Section 8698.4(a)(4), which applies to actions taken by a City that has declared a shelter crisis to encumber land owned by the City for a homeless shelter; State CEQA Guidelines Section 15269(c), which applies to specific actions necessary to prevent or mitigate an emergency; State CEQA Guidelines Section 15301, which applies to minor alteration of existing structures involving negligible or no expansion of use; State CEQA Guidelines Section 15303, which applies to conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure; State CEQA Guidelines Section 15332, which applies to in-fill development projects; and the "general rule" at State CEQA Guidelines 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, Major Transit Hub, and Neighborhood Retail Overlay; Zoning District: Mixed Use with Residential (MUR), Transit Hub Overlay (TH), Neighborhood Retail Overlay (RR) and Pedestrian Priority Zone (PP) (Applicant: East Oakland Community Project - Wendy Jackson) (Owner: City of Emeryville) (APNs: 49-1079-14-1 and -17-1)
8. **STUDY SESSIONS**
 - 8.1. **58Fifty Shellmound Project (UPDR17-011)** – A third study session to review a Conditional Use Permit and Design Review proposal to demolish an existing 61,000 square foot three-story office building at 5850 Shellmound Way and replace it with an eight-story building accommodating 244 rental residential units with about 10,000 square feet of ground floor commercial space. CEQA Status: to be determined. General Plan Land Use Classification: Mixed Use with Residential and Major Transit Hub; Zoning District: Mixed Use with Residential (MUR), Transit Hub Overlay (TH), and Pedestrian Priority Zone (PP) (Applicant: Dave Johnson) (Owner: Shellmound Christie Corporation) (APN: 49-1493-6)

9. PLANNING COMMISSIONERS COMMENTS

10. ADJOURNMENT

THE NEXT SCHEDULED REGULAR MEETING WILL BE HELD ON THURSDAY, SEPTEMBER 26, 2019 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.