



AGENDA

Planning Commission

Planning Commissioners:

Zoë Chafe	Chair
Henry Symons	Vice Chair
Al Dram	Commissioner
Jack Ghizzoni	Commissioner
Rod Henmi	Commissioner
David Mourra	Commissioner
Jordan Wax	Commissioner

REGULAR MEETING

Thursday, October 27, 2022

6:30 PM

Teleconference

A complete copy of the agenda packet is available on the City's website at www.emeryville.org/104/Planning-Commission before the Planning Commission meeting. All writings 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 above will be made available as "Late Correspondence" to Commissioners and City Staff before the meeting. 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.

You can request free copies of Planning Commission agendas in digital format for the current calendar year by going to our website at www.emeryville.org and clicking on "Receive Notifications". Simply fill out your information, check "Planning Commission Agendas", and click the "Subscribe" button. You will then receive an email or text message (or both) asking you to confirm your subscription. Once completed, you will begin to receive notifications of Planning Commission meeting agendas.

INFORMATION FOR MEETINGS DURING AN OFFICIALLY DECLARED STATE OF EMERGENCY UNDER ASSEMBLY BILL 361 (effective until the state of emergency is lifted by the Governor):

Pursuant to California Assembly Bill 361, a local legislative body is authorized to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body during the current health emergency. As such, the Planning Commissioners will be participating in the Planning Commission meeting via teleconference, and the Commission will provide various options for the public to participate in the conduct of the meeting remotely.

The Commission will further adhere to the means otherwise prescribed by the Brown Act, which allows members of the public the right to observe and offer public comment during the public meeting, consistent with the public's rights of access and public comment otherwise provided for by the Brown Act, as applicable (including, but not limited to, the requirement that such rights of access and public comment be made available in a manner consistent with the Americans with Disabilities Act).

In addition to the mandatory conditions set forth above, the Commission will use sound discretion and make reasonable efforts to adhere as closely as reasonably possible to the provisions of the Brown Act, and other applicable local laws regulating the conduct of public meetings, in order to maximize transparency and provide the public access to their meetings.

The Commission offers many ways for you to watch and participate in Planning Commission matters without attending a meeting in-person. Planning Commission meetings are streamed live on Emeryville TV at www.emeryville.org/104/Planning-Commission. Additionally, public comment for Commission agenda items can be submitted online via our online speaker card at www.emeryville.org/104/Planning-Commission. Written comments can also be submitted by email to plancomm@emeryville.org, or to the Community Development Director, Charles S. Bryant, at cbryant@emeryville.org. If you would like to support, oppose, or otherwise comment on an upcoming agenda item, please send in your comments prior to the meeting as there will be no option to attend in person.

If you prefer to participate in the meeting using Zoom, please use the information provided here:

Please click the link below to join:

<https://emeryville-org.zoom.us/j/87512768997>

Or Telephone: +1 669 900 6833

Webinar ID: 875 1276 8997

International numbers available: <https://emeryville-org.zoom.us/j/87512768997>

All matters listed under CONSENT CALENDAR are considered to be routine and will all be enacted by one motion in the form listed below. There will be no separate discussion of these items unless good cause is shown prior to the time the Commission votes on the motion to adopt. 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 Planning Commission.

The speaker's time is limited to 3 minutes and can only be extended upon approval of the Presiding Officer. If you are submitting your comments using the online comment card, please be aware that they will be read aloud into the record and will still be limited to the 3-minute time limit.

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 or ADA Coordinator at 510-596-4300 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.

The AGENDA for this regular meeting is as follows:

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **[RESOLUTION DECLARING THE NEED FOR THE PLANNING COMMISSION TO CONTINUE TO MEET REMOTELY IN ORDER TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC](#)**
4. **PUBLIC COMMENT**
5. **APPROVAL OF [ACTION MINUTES OF SEPTEMBER 22, 2022](#)**
6. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
7. **DISCLOSURE OF EX PARTE COMMUNICATIONS AND IDENTIFICATION OF CONFLICTS OF INTEREST**

8. STUDY SESSION

- 8.1** [58Fifty Shellmound Life Sciences Tower \(UPDR21-004\)](#) – A fourth study session to review a proposed 14-story, 265-foot-high building accommodating 353,540 square feet of life science use (“Research and Development”), 30 affordable residential units, and approximately 2,300 square feet of ground floor community amenity space at 5850 Shellmound Way. The project includes demolition of an existing 61,000 square foot office building. 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: Mike Lee/CA/SCC 5850 LS, JV, LLC) (Owner: Shellmound Christie Corporation) (APN: 49-1493-6)

9. PUBLIC HEARINGS

- 9.1** [Marketplace Redevelopment Project Parcels A and B \(FDP21-001\)](#) – Consideration of a new Final Development Plan to construct a new 432,158 square foot “Research and Development” building, a 5,182 square foot building “pavilion” building accommodating retail space and long term employee bicycle space, and a new parking garage accommodating 710 parking spaces on Parcels A and B of the Marketplace Redevelopment Project; and rescinding previously approved Final Development Plans for 167 residential units on Parcel A (FDP14-002), and for 150,00 square feet of “Research and Development” use on Parcel B (FDP18-001). The proposal also includes a Tree Removal Permit to remove five street trees located on Shellmound Street. CEQA Status: Environmental Impact Report for Marketplace Redevelopment Project PUD certified by the 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) (Owner/Applicant: Emeryville Holdings (DE) LLC, c/o Oxford Properties Group) (APNs: 49-1556-15 and -16)
- 9.2** [RATIO Identification Signs \(SIGN22-019\)](#) – Consideration of a Major Sign Permit for sitewide identification signs for the “RATIO” Business Center located at 6401 Hollis Street and 1480 64th Street. Proposed signs include an internally illuminated monument sign fronting 64th Street, a non-illuminated wall sign and non-illuminated monument sign fronting Overland Avenue, and two halo-lit wall signs fronting Hollis Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15311(a) which applies to placement of on-premises signs, and the “common sense exemption” 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 Non-Residential; Zoning District: Mixed Use with Non-Residential (MUN), North Hollis District (N-H), Pedestrian Priority Zone (PP), Neighborhood Retail Overlay (NR) (Applicant: Steve Peterson) (Owner: Beacon Capital) (APNs: 49-1500-1-1 and -6)
- 9.3** [Bay Street Identification Signs \(SIGN22-024\)](#) – Consideration of a Major Sign Permit for an illuminated “Bay St” monument sign at the northeast corner of Shellmound Street and Ohlone Way, and two painted “Bay St” wall signs on the parking garage portion of Building A. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15311(a) which applies to placement of on-premises signs, and the “common sense exemption” 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 District: Planned Unit Development (PUD-4) (Applicant/Owner: Bay Street CenterCal LLC) (APNs: 49-1038-13 and 49-1039-3, -4, -5, and -6)

10. PLANNING COMMISSIONERS COMMENTS**11. ADJOURNMENT**

THE NEXT SCHEDULED REGULAR MEETING WILL BE HELD ON THURSDAY, DECEMBER 8, 2022 AT 6:30 P.M. VIA TELECONFERENCE IN ACCORDANCE WITH CALIFORNIA ASSEMBLY BILL 361 OR IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608 IF THE STATE OF EMERGENCY HAS BEEN LIFTED.