

PLANNING COMMISSIONERS:

Angela Baranco, Commissioner
Lawrence C. (Buzz) Cardoza, Commissioner
Frank Flores, Commissioner
Arthur Hoff, Commissioner
Patricia Jeffery, Commissioner
Gail Donaldson, Vice Chairperson
James A. Martin, Chairperson

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

**THURSDAY APRIL 24, 2008
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, THE POLICE STATION PUBLIC COUNTER AT 2449 POWELL STREET, 2ND FLOOR, AND GOLDEN GATE BRANCH OF THE OAKLAND PUBLIC LIBRARY, 5606 SAN PABLO AVENUE AND FOR REPRODUCTION AT: (1) ACCESS PRINT, 1306 65TH STREET; (2) PERMA COPY, 2000 POWELL STREET, SUITE 120, AND (3) KINKO=S, 5895 CHRISTIE AVENUE, 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.

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 – March 27, 2008

IV. DIRECTOR'S REPORT

A. Quarterly Update on East BayBridge Center

V. PUBLIC HEARINGS

A. **Marketplace Redevelopment Project (PUD04-02)** – Consideration of a “Planned Unit Development – Mixed Use” zoning designation for the Marketplace site and a Preliminary Development Plan for the Marketplace Redevelopment Project that will involve a phased development consisting of 674 multi-family residential units, 180,000 square feet of retail, and 120,000 square feet of office, including parking garages, infrastructure and landscaping improvements. The proposal also includes a General Plan Amendment to increase the Floor Area Ratio from 1.5 and 2.0 to 5.0, and rescinding the existing Master Use Permit for the property. CEQA Status: An Environmental Impact Report was prepared for the project and certified by the Emeryville City Council on January 15, 2008. General Plan Designation: Mixed Use (M-U); Zoning Classification: current: Mixed Use (M-U), proposed: Planned Unit Development-Mixed Use (PUD – Mixed Use); (Applicant: TMG Partners; Owners: Marketplace Mortgage, LLC and Rockwood Christie, LLC) (APN: 49-1492-6-1; 49-1492-8; 1492-10-2; 49-1492-11; 49-1493-1; 49-1493-9-2; 49-1493-9-3; 49-1493-10-2; 49-1493-10-3; 49-1493-13; 49-1493-14; 49-1493-15)

B. **2009 Draft Housing Element** – Consideration of 2009 Draft Housing Element of the Emeryville General Plan. CEQA status: The Draft Housing Element is exempt from environmental review under State CEQA Guidelines Section 15061(b)(3), the General Rule, because it can be seen with certainty that there is no possibility that it may have a significant effect on the environment.

C. **Affordable Housing Set Aside Ordinance** – Consideration of amendments to Article 62 of Title 9 of the Emeryville Municipal Code, “Affordable Housing Set-Aside Program”. CEQA Status: This ordinance is exempt from environmental review under State CEQA Guidelines Section 15061(b)(3), the General Rule, because it can be seen with certainty that there is no possibility that it may have a significant effect on the environment.

VI. COMMISSIONERS COMMENTS

VII. ADJOURNMENT

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, MAY 22, 2008 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.