



# City of Emeryville

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## Legislation Text

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Planning Director's report on Planning Commission actions at the August 25, 2022 meeting:

- (a) Marketplace Redevelopment Project Parcels A, B and F. Consideration of an amendment to the Marketplace Redevelopment Project Planned Unit Development/Preliminary Development Plan (PUD/PDP) to transfer requirement for 10 townhome units from Parcel A (referred to as the "Shellmound Building" in the approved PUD/PDP) to Parcel F (referred to as "Retail Pad #1" in the approved PUD/PDP); and an amendment to the Development Agreement to allow for no residential development on Parcel A, and to provide for a monetary contribution of \$20 million to the City in lieu of providing 18 affordable housing units on Parcel A, and other related amendments.\*
- (b) 1034, 1036, 1038 and 1042 47th Street Certificate of Compliance Appeal. Consideration of an appeal of staff's determination that a Parcel Map, rather than a Certificate of Compliance, is the required legal method for creating four separate parcels for each of four existing houses at 1034, 1036, 1038 and 1042 47th Street. Pursuant to Planning Regulations Section 9-7.1404 (b), the Planning Commission may either (1) affirm the decision of the Director and dismiss the appeal based on a determination that the facts ascertainable from the record do not warrant further hearing; (2) set a date for a public hearing on the appeal; or (3) remand the matter to the Director to cure a deficiency in the record or the proceedings.

\* Item requires City Council approval, and is scheduled for consideration by the Council on September 20, 2022.

The packet for the August 25, 2022 Planning Commission meeting can be viewed online at <http://ca-emeryville.civicplus.com/Archive.aspx?AMID=43&Type=Recent>