



City of Emeryville

CALIFORNIA

MEMORANDUM

DATE: February 19, 2019
TO: Christine Daniel, City Manager
FROM: Charles S. Bryant, Community Development Director
SUBJECT: **Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Enter Into A Professional Services Contract With Urban Planning Partners, Inc. For A Total Amount Not To Exceed \$626,276 For Preparation Of An Environmental Impact Report For The Onni Christie Mixed-Use Project At 5801-5861 Christie Avenue**

RECOMMENDATION

Staff recommends that the City Council approve the attached resolution authorizing the City Manager to enter into a professional services contract with Urban Planning Partners, Inc. (UPP) for a total amount not to exceed \$626,276 for providing environmental analysis of the Onni Christie Mixed Use Project.

BACKGROUND

On October 12, 2018, Onni Group submitted plans for a Planning Commission study session on a proposal for redevelopment of a 3.76-acre site at 5801-5861 Christie Avenue. This proposal includes a 54-story residential tower with 638 units, a 16-story office tower with approximately 238,000 square feet of office space, about 20,000 square feet of ground floor retail space, and 1,105 parking spaces. The project will include a new half-acre public park fronting Christie Avenue and will retain the existing 87,410 square foot office building occupied by Wells Fargo Bank and other commercial tenants. The existing one-story, approximately 44,000 square foot building that is occupied by Allegro Ballroom and other commercial tenants will be demolished. The Planning Commission study session was held on December 13, 2018, and subsequently, on January 22, 2019, Onni Group submitted an application for the project.

The California Environmental Quality Act (CEQA) requires that all projects be reviewed for their environmental impacts. In this case, it has been determined that an environmental impact report (EIR) is required. As the City does not have in-house staff to do such analysis, it routinely enters into contracts with consultants to conduct environmental analysis for projects. The cost of the environmental analysis is borne by the applicant as part of permit/entitlement process.

DISCUSSION

As part of the process of seeking the appropriate consultant to provide environmental analysis for the Onni Christie Mixed-Use Project, staff obtained Statements of Qualifications (SOQs) from three firms: UPP, Baseline Environmental Consulting, and Rincon Consultants. These SOQs are attached for reference (see Attachment 1). Based on a review of the SOQs, staff determined that UPP is the best qualified firm to prepare an EIR for the Onni project. Other CEQA documents that UPP staff have prepared for Emeryville include the EIR for the Marketplace Redevelopment Project Planned Unit Development, the EIR for a 186-unit residential project on the “Nady Site” at 6701 Shellmound Street, and a Mitigated Negative Declaration for the Pixar Animation Studios Planned Unit Development. UPP also prepared the EIR for the nearby MacArthur BART Transit Village in Oakland. Staff then requested a scope of work from UPP for the Onni project EIR, which was reviewed, modified, and ultimately agreed to by City staff and the applicant.

UPP will prepare an environmental impact report that will evaluate the potential impacts of the proposed project. Their analysis will include an assessment of the project’s impacts on land use, biological resources, cultural resources, traffic and transportation, air quality and greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, geology and soils, noise and vibration, aesthetics (including wind, shade, and shadow), and public services and utilities. The EIR will also include other sections that are required by CEQA, including project alternatives.

FISCAL IMPACT

The proposed cost of this contract will be offset by planning fees charged to the applicant. The contract expenditures will be charged to Division 1725, “Planning Reimbursables”, Account 80050, Professional Services, and reimbursed by the project applicant through the City’s cost recovery program. Therefore, there is no net impact on the Community Development Department’s budget.

PREPARED BY: Miroo Desai, Senior Planner

**APPROVED AND FORWARDED TO THE
CITY COUNCIL OF THE CITY OF EMERYVILLE:**



Christine Daniel, City Manager

ATTACHMENTS

- Statements of Qualifications (SOQs) from UPP, Baseline, and Rincon Consultants
- Draft Resolution, including Exhibit A, Professional Services Contract