



CITY OF EMERYVILLE

MEMORANDUM

DATE: November 3, 2015

TO: Carolyn Lehr, City Manager

FROM: Charles S. Bryant, Community Development Director

SUBJECT: **Second Reading Of An Ordinance Of The City Council Of The City Of Emeryville Amending The Planning Regulations In Title 9 Of The Emeryville Municipal Code Relating To Multi-Unit Residential Development To Address Unit Mix, Family Friendly Design, Affordable Housing, And Ownership Housing**

RECOMMENDATION

The Planning Commission and staff recommend that the City Council adopt the second reading of the attached ordinance amending the Planning Regulations in Title 9 of the Emeryville Municipal Code relating to Multi-Unit Residential development to address unit mix, family friendly design, affordable housing, and ownership housing.

DISCUSSION

The City Council held a public hearing and adopted the first reading of the attached ordinance on October 20, 2015. After hearing a staff presentation and taking public testimony, the Council deliberated and adopted the first reading of the ordinance with the following modifications:

- In Table 9-4.204(e), “Community Benefits and Bonus Points”, item (7), “Flexible Community Benefit” was modified to add “...based on 10 points for every 1% of project construction valuation” in the “Point Calculation” column, and to add “An example would be Universal Design features beyond those required by applicable building codes.” in the “Requirements” column.
- The parking requirements in Article 4 of Chapter 4 of the Planning Regulations were modified to reduce the parking requirement for Multi-Unit Residential uses.
- In the new Article 20 of Chapter 5 of the Planning Regulations, Section 9-5.2003(b) under “Unit Mix” was modified to increase the requirement for three or more bedroom units in Multi-Unit Residential developments of 10 units or more from no fewer than 10% to no fewer than 15%.

- In the new Article 20 of Chapter 5 of the Planning Regulations, Section 9-5.2008(a) under “Transportation Demand Management” was modified to require that the TDM plan be submitted with the development application for approval by the Planning Commission or City Council in conjunction with approval of the development.

These modifications are incorporated into the attached ordinance. The staff report for the October 20, 2015 City Council meeting, which provides a detailed explanation of the amendments to the Planning Regulations, may be accessed on the City’s website at <http://www.ci.emeryville.ca.us/88/Video-Agendas-Reports-Minutes-Archive> by clicking on “Agenda” next to “City Council on 2015-10-20 7:16 PM”, and then clicking on “Staff Report” under Item 6.1 of that agenda.

ENVIRONMENTAL REVIEW

The ordinance amending the Planning Regulations is exempt from environmental review under the “general rule” at Section 15061(b)(3) of the State CEQA Guidelines because it can be seen with certainty that there is no possibility that this proposal may have a significant effect on the environment.

FISCAL IMPACT

Adoption of the amendments to the Planning Regulations will have no direct fiscal impact on the City.

APPROVED AND FORWARDED TO THE CITY OF EMERYVILLE CITY COUNCIL:



Carolyn Lehr
City Manager

Attachment: Ordinance amending Planning Regulations