



City of Emeryville

CALIFORNIA

MEMORANDUM

DATE: November 1, 2016

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 Adopting A Planned Unit Development Zoning Designation And Approving A Preliminary Development Plan On The 10.05-Acre Sherwin Williams Project Site Bounded By Sherwin Avenue To The South, The Union Pacific Railroad Tracks To The West, Horton Street To The East, And Temescal Creek To The North (APNs: 49-1041-26-15 And -16), And Adopting An Amendment To The Planning Regulations To Add The Sherwin Williams Mixed Use Project To The List Of Planned Unit Developments In Section 9-3.310**

RECOMMENDATION

Staff recommends that the City Council adopt the second reading of the attached ordinance adopting a Planned Unit Development (PUD) zoning designation and approving a Preliminary Development Plan for the Sherwin Williams Project, and amending the Planning Regulations to add the Sherwin Williams Mixed Use Project to the list of Planned Unit Developments.

DISCUSSION

The City Council held a public hearing and adopted the first reading of the attached ordinance on October 18, 2016 with no changes. The staff report for the October 18, 2016 City Council meeting, which provides a detailed explanation of the project, 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 Regular Meeting" dated "October 18, 2016 - 07:16 PM", and then clicking on "Staff Report" under Item 8.1 of that agenda (ID-2016-601).

ENVIRONMENTAL REVIEW

On September 6, 2016, by Resolution No. 16-122, the City Council certified the Final Environmental Impact Report for the Project as adequate under the California Environmental Quality Act (CEQA). On October 18, 2016, by Resolution No. 16 - 147, the City Council applied the Sherwin Williams Environmental Impact Report to the

Sherwin Williams Development Project, made findings as required by CEQA, and adopted mitigation measures for the Project.

FISCAL IMPACT

Adoption of the ordinance approving the Sherwin Williams PUD will have no direct fiscal impact on the City.

CONCLUSION

Staff recommends that the City Council adopt the second reading of the attached ordinance.

PREPARED BY: Diana Keena, Associate Planner

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



Carolyn Lehr, City Manager

Attachments:

Proposed Ordinance

Exhibit A – Zoning Map showing designation of the new PUD classification

Exhibit B – Conditions of Approval

Exhibit C – Preliminary Development Plans dated September 13, 2016