



City of Emeryville

CALIFORNIA

MEMORANDUM

DATE: October 5, 2021

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 (UPP) In An Amount Not To Exceed \$142,683 For Preparation Of A Project Consistency Analysis And Environmental Impact Report Addendum Under The California Environmental Quality Act (CEQA) For A New Grocery Store At The South Bayfront Retail/Mixed Use Project Site ("Bay Street") Located At 5615 Bay Street, And Appropriating \$142,683 In Expenditures To Division 1725, "Planning Reimbursables", Account 80050, Professional Services, And Adding \$142,683 In Revenues To Account 58760, Planning Reimbursements**

RECOMMENDATION

Staff recommends that the City Council approve the above-entitled resolution authorizing the City Manager to enter into a professional services contract with Urban Planning Partners for a total amount not to exceed \$142,683 for preparation of a Project Consistency Analysis and Environmental Impact Report Addendum under the California Environment Quality Act (CEQA) for a new grocery store at the South Bayfront Retail/Mixed Use Project site ("Bay Street") proposed by CenterCal Property LLC, and appropriating \$142,683 in expenditures to Division 1725, "Planning Reimbursables", Account 80050, Professional Services, and adding \$142,683 in revenues to Account 58760, Planning Reimbursements.

BACKGROUND

On July 7, 2021, CenterCal Property LLC submitted an application for a Final Development Plan (FDP) on Parcel B within the South Bayfront Retail/Mixed Use Project ("Bay Street") located at 5615 Bay Street. The proposed FDP is for a new 48,446 square foot grocery store with open rooftop parking that will accommodate approximately 139 parking spaces. It will also involve demolition of the existing building housing the EQ3 furniture store and other retail stores, and that formerly housed the Old Navy store and Elephant Bar restaurant. In addition, the project will involve removal of the existing plaza area in front of the Barnes and Nobles bookstore to accommodate ground level parking and vehicular circulation. A Planning Commission study session was held on September 23, 2021, and a City Council study session is scheduled for October 19, 2021.

The California Environmental Quality Act (CEQA) requires that all projects be reviewed for their environmental impacts. In this case, the South Bayfront Retail/Mixed Use Project

Environmental Impact Report (EIR) was prepared and certified in 1999. It is necessary for the City to conduct the type of consistency analysis required pursuant to CEQA Guidelines Sections 15162 and 15164. As the City does not have in-house staff to do such analysis, it routinely enters into contracts with consultants to conduct environmental analysis of projects. The cost of the environmental analysis is borne by the applicant as part of permit/entitlement process.

DISCUSSION

UPP will prepare a consistency analysis that will evaluate the FDP's conformance with the Bay Street Planned Unit Development/Preliminary Development Plan (PUD/PDP) to analyze whether the potential impacts result in any new or substantially greater impacts or require new or substantially different mitigation measures than those identified in the South Bayfront Project EIR.

It may be noted that UPP staff have prepared several CEQA documents for Emeryville including 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 more recently also was involved in preparation of the EIR document for the now withdrawn Onni Mixed Use project.

FISCAL IMPACT

The 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. The fiscal year 2021-22 budget adopted by the City Council on June 1, 2021, included \$100,000 for Professional Services in Division 1725, which has already been accounted for by other projects. Therefore, the attached resolution appropriates an additional \$142,683 to this line item, and adds \$142,683 to revenues in Account 58760, Planning Reimbursements, to cover the cost of this contract.

CONCLUSION

Staff recommends that the City Council adopt the attached Resolution authorizing the City Manager to enter into a Professional Services Contract with Urban Planning Partners for an amount not to exceed \$142,683, and appropriating \$142,683 in expenditures to Division 1725, "Planning Reimbursables", Account 80050, Professional Services, and adding \$142,683 in revenues to Account 58760, Planning Reimbursements.

PREPARED BY: Miroo Desai, Senior Planner

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



Christine Daniel, City Manager

ATTACHMENT:

- Draft Resolution, Including Exhibit A, Professional Services Contract with Urban Planning Partners