



Emeryville City Hall  
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## CITY OF EMERYVILLE

### ACTION MINUTES

#### City Council

Members:

Mayor David Mourra  
Vice Mayor Sukhdeep Kaur  
Council Member Kalimah A. Priforce  
Council Member Matthew Solomon  
Council Member Courtney Welch

--AMENDED--

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Tuesday, April 1, 2025

7:16 PM

Council Chambers

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#### 1. CALL TO ORDER

The meeting was called to order at 7:49 p.m.

#### 2. ROLL CALL

**Present:** 5 - Mayor David Mourra  
Vice Mayor Sukhdeep Kaur  
Council Member Kalimah A. Priforce  
Council Member Matthew Solomon  
Council Member Courtney Welch

#### 3. APPROVAL OF FINAL AGENDA

A motion was made by Vice Mayor Kaur, seconded by Council Member Welch, to approve the final agenda amended to include Exhibit C - CIP Mid-Year Budget Adjustments to item 12.2. The motion carried by the following vote:

**Ayes:** 5 - Mayor Mourra, Vice Mayor Kaur, Council Member Priforce, Council Member Solomon, and Council Member Welch

#### 4. SPECIAL ORDERS OF THE DAY

- 4.1. ID-2025-099** Proclamation Of The City Council Of The City Of Emeryville Recognizing April 6-12, 2025, As National Crime Victims' Rights Week. (Mayor Mourra)

#### 5. ANNOUNCEMENT OF COMMISSION / COMMITTEE VACANCIES

#### 6. COUNCIL MEMBER SPECIAL ANNOUNCEMENTS / REPORTS ON MEETING ATTENDANCE

#### 7. CITY MANAGER'S REPORT

## 8. EX PARTE COMMUNICATIONS

No ex parte communications were reported.

## 9. PUBLIC COMMENT FOR CONSENT AGENDA / ITEMS NOT ON THE AGENDA

There were no public comments.

## 10. CONSENT ITEMS

**A motion was made by Vice Mayor Kaur, seconded by Council Member Solomon, to approve the Consent Agenda excluding item 10.7 which was pulled to Action by Council Member Priforce. The motion carried by the following vote:**

**Ayes:** 5 - Mayor Mourra, Vice Mayor Kaur, Council Member Priforce, Council Member Solomon, and Council Member Welch

### 10.1. ID-2025-092 Warrants. (Lilybell Nakamura)

**Attachments:** [Staff Report City](#)  
[Wire Transfers City](#)  
[Check Register City](#)

**A motion was made to accept this Informational Report.**

### 10.2. ID-2025-101 Action Minutes Of The March 18, 2025, Special City Council Closed Session Meeting. (April Richardson)

**Attachments:** [Action Minutes](#)

**A motion was made to approve the Minutes.**

### 10.3. ID-2025-102 Action Minutes Of The March 18, 2025, Regular City Council Meeting. (April Richardson)

**Attachments:** [Action Minutes](#)

**A motion was made to approve the Minutes.**

### 10.4. ID-2025-059 Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Approve A First Amendment To The Existing Agreement With Monarch Plumbing And Rooter Inc. For Sanitary Sewer Testing And Repair Services In The Amount Of \$229,978.00 And Appropriating \$248,514.00 To The Rehabilitation Of City Sewer Laterals Project CIP# FM-15, Project No. 20650006 From Fund 650. (Mohamed Alaoui / Nik Ignacio)

**Attachments:** [Staff Report](#)  
[Attachment A - Professional Services Contract](#)  
[Draft Resolution](#)  
[Exhibit A - Professional Services Contract 1st Amendment](#)

**A motion was made to approve this Resolution.**

Enactment No: Reso No. 25-24

- 10.5. ID-2025-115** City Council Strategic Planning Session Outcomes Report. (LaTanya Bellow)

**Attachments:** [Staff Report](#)  
[Attachment A - City Council Strategic Planning Session Report](#)

**A motion was made to accept this Informational Report.**

- 10.6. ID-2025-108** Resolution Of The City Council Of The City Of Emeryville Authorizing An Amendment To The Classification And Compensation Plan To Add A Human Resources Analyst And Senior Human Resources Analyst Classification With A Monthly Salary Range Of \$9,288 To - \$12,537 And Approving An Amendment To The City's Compensation Plan In Conformance With California Code Of Regulations Title 2, Section 570.5. (Lilybell Nakamura / Qiana James)

**Attachments:** [Staff Report](#)  
[Draft Resolution](#)  
[Exhibit A - Job Description](#)

**A motion was made to approve this Resolution.**

Enactment No: Reso No. 25-25

- 10.7. ID-2025-113** Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Execute A Grant Agreement In The Amount Of \$266,250 Between The City Of Emeryville And Bay Bridge Corporation, A California Nonprofit Corporation, For Operating And Replacement Reserves For The Bay Bridge Apartments Affordable Housing Project, 1034-1044 36th Street. (Chadrick Smalley / Valerie Bernardo)

**Attachments:** [Staff Report](#)  
[Draft Resolution](#)  
[Exhibit A to Resolution - Grant Agreement](#)

0 speakers.

**A motion was made by Vice Mayor Kaur, seconded by Council Member Welch, to approve this Resolution. The motion carried by the following vote:**

**Ayes:** 5 - Mayor Mourra, Vice Mayor Kaur, Council Member Priforce, Council Member Solomon, and Council Member Welch

Enactment No: Reso No. 25-26

## 11. PUBLIC HEARINGS

- 11.1. ID-2025-106** Resolution Of The City Council Of The City Of Emeryville Granting A Waiver From The Noise Ordinance For Paving Work On Hollis Street, Park Avenue, 45th Street, 53rd Street, Stanford Avenue, And Powell Street On Non-Holiday Dates To Be Determined Between April 2, 2025, And October 30, 2025, By The City Of Emeryville And Bay Cities Paving & Grading Inc., For Work Related To Street Improvements As Part Of The 2024 Sustainable Streetscapes, Project No. EPW-23008 (CIP No. 24221005) (CEQA Status: Exempt Pursuant To State CEQA Guidelines Section 15061(b)(3)). (Mohamed Alaoui / Phillip Toste)

**Attachments:** [Staff Report](#)

[Draft Resolution](#)

PUBLIC HEARING OPENED: 7:59 p.m.

0 speakers.

PUBLIC HEARING CLOSED: 7:59 p.m.

**A motion was made by Vice Mayor Kaur, seconded by Council Member Welch, to approve this Resolution. The motion carried by the following vote:**

**Ayes:** 5 - Mayor Mourra, Vice Mayor Kaur, Council Member Priforce, Council Member Solomon, and Council Member Welch

Enactment No: Reso No. 25-27

## 12. ACTION ITEMS

- 12.1. ID-2025-112** Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Commit To A Permanent Financing Development Loan In An Amount Not To Exceed \$12,757,855 Between The City Of Emeryville And EAH Inc., A California Nonprofit Public Benefit Corporation, For The Development Of Affordable Housing At 4300 San Pablo Avenue And To Authorize The City Manager To Execute The Second Amendment To The Lease Disposition And Development Agreement By And Between The City Of Emeryville And EAH, Inc. For 4300 San Pablo Avenue (CEQA Determination: Exempt Pursuant To California Government Code Section 8698.4(a)(4) And State CEQA Guidelines Sections 15268(a), 15269(c), 15332, And 15061(b)(3)). (Chadrick Smalley / Valerie Bernardo)

**Attachments:** [Staff Report](#)

[Draft Resolution](#)

[Exhibit A to Resolution - Commitment Letter](#)

[Exhibit B to Resolution - Second Amendment to LDDA](#)

Economic Development Housing Coordinator Valerie Bernardo made a presentation and answered Council Member questions.  
0 speakers.

**A motion was made by Vice Mayor Kaur, seconded by Council Member Welch, to approve this Resolution. The motion carried by the following vote:**

**Ayes:** 5 - Mayor Mourra, Vice Mayor Kaur, Council Member Priforce, Council Member Solomon, and Council Member Welch

Enactment No: Reso No. 25-28

- 12.2. ID-2025-114** Resolution Of The City Council Of The City Of Emeryville Amending The Fiscal Year 2024-25 Budget, Amending City Financial Policies, And Transferring Funds And Assigning Funds. (Lilybell Nakamura / Brian Moura)

**Attachments:** [Staff Report](#)

[Draft Resolution](#)

[Exhibit A - 2024-25 Detailed Mid Year Adjustments - General Fund](#)

[Exhibit B - 2024-25 Detailed Mid Year Adjustments - Other Funds](#)

RGS Finance Consultant Brian Moura made a presentation and answered Council Member questions.

0 speakers.

**A motion was made by Vice Mayor Kaur, seconded by Council Member Welch, to approve this Resolution. The motion carried by the following vote:**

**Ayes:** 5 - Mayor Mourra, Vice Mayor Kaur, Council Member Priforce, Council Member Solomon, and Council Member Welch

Enactment No: Reso No. 25-29

### 13. DEPARTMENT HEAD REPORTS

- 13.1. ID-2025-090** Community Development Director's Report on Planning Commission Actions at the March 27, 2025 meeting:

(a) Total Wine & More Signs (SIGN25-002) - Major Sign Permit for two illuminated wall signs, a monument sign, and three non-illuminated signs on the tower structure for Total Wine & More at 3938 Horton Street. CEQA Status: This project is exempt from environmental

review under State CEQA Guidelines Section 15311(a), which applies to placement of on-premises signs; and the “common sense exemption” at State CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment. General Plan Land Use Classification: Mixed-Use with Residential and Regional Retail Overlay; Zoning District: Mixed Use with Residential (MUR), Regional Retail Overlay (RR), and Pedestrian Priority Zone (PP). (Applicant: Nick Ford/Golden Gate Sign Company) (Owner: HSE Associates LLC c/o Derek C. Watts) (APN: 007-0617-022)

(b) Rivian Service Center (UP25-002) - A study session to review an application for a Major Conditional Use Permit to allow an electric vehicle service center (“Motor Vehicle Sales and Services - Repair and Service”) in three existing buildings at 1483, 1487, and 1499 67th Street. The 61,775-square-foot facility will service Rivian electric vehicles with ancillary storage and office uses. General Plan Land Use Classification: Industrial; Zoning District: Heavy Industrial (INH). (Applicant: Landon Bradshaw/Arcadis Architecture) (Owner: 66th and 67th Street LLC c/o Gen Yasuda) (APNs 049-1511-012-01; 049-1511-015-04 & -05)

#### **14. FUTURE AGENDA ITEM REQUESTS FROM COUNCIL MEMBERS**

#### **15. ADJOURNMENT**

The meeting adjourned at 8:48 p.m.

**I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a meeting of the Emeryville City Council.**

**/s/ April Richardson, CMC**  
**City Clerk**