



CITY OF EMERYVILLE

AGENDA

City Council

Emeryville City Hall
1333 Park Avenue
Emeryville, CA 94608
(510) 596-4300 phone
(510) 450-7831 fax
www.emeryville.org

Members:

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

--AMENDED--

Tuesday, July 1, 2025

7:16 PM

Council Chambers

**This meeting is being conducted in-person at
1333 Park Avenue, Emeryville, California**

Please note the following change to the City's public comment procedures: Unless a Councilmember is participating in the meeting remotely pursuant to AB 2449, remote public comment will not be accepted. Public comment may be provided in-person or via email, as set forth below. Members of the public desiring to provide comments as a part of the meeting are encouraged to either submit written comments by 3:00 p.m. prior to the meeting or to attend the meeting in person.

Public comment for Council agenda items can be submitted online via our written comment card at www.emeryville.org/citycouncil. Written comments can also be submitted by email to city_council@emeryville.org or to the City Clerk at city_clerk@emeryville.org. If you would like to support, oppose, or otherwise comment on an upcoming agenda item, please send in your comments prior to the meeting.

The link below allows public viewing of the meeting (no public comment via Zoom):

Please click the link below to join the webinar:

<https://emeryville-org.zoom.us/j/87030726263?pwd=KX4aCqIuBreAU8y9TizG6LBihu9XzA.ShDFWIODD6MwX-bf>
Passcode: 032078

Telephone: 669-900-6833

Webinar ID: 870 3072 6263

Passcode: 032078

A complete copy of the agenda packet is available for viewing at the Information Center at City Hall, located at 1333 Park Avenue, Emeryville, California, and on the city's website at www.emeryville.org/citycouncil. Before the Council meeting, all writings that are public records and relate to an agenda item below which are distributed to a majority of the legislative body less than 72 hours prior to the meeting noticed above will be made available as "late correspondence" and will be published on the agenda beneath the relevant agenda item. Copies will also be available at the Information Counter at City Hall during normal business hours. The meeting is shown live on the City of Emeryville television channel (ETV), cable channel 27, and will be rebroadcast as part of the regular City Council, Successor Agency, Management of Emeryville Services Authority, and related meetings, according to the published ETV schedule of programs. Council meetings will also be available to view through live media streaming accessible from the City of Emeryville website at

www.emeryville.org/citycouncil.

You can request free copies of the Emeryville City Council, Successor Agency, Management of Emeryville Services Authority, and related agendas, in digital format by going to our website at www.emeryville.org/notifyme. Simply fill out your information, check "City Council Agendas", and click the "Subscribe" button. By doing so, you will automatically receive all of the agendas for the year via email and/or text.

All matters listed under CONSENT CALENDAR are considered to be routine and will all be enacted by one motion in the form listed below. There will be no separate discussion of these items unless good cause is shown prior to the time the Council votes on the motion to adopt. Persons who wish to speak on matters set for PUBLIC HEARINGS will be heard when the Presiding Officer calls for comments from those persons who are in support of or in opposition thereto. After persons have spoken, the Hearing is closed and brought back to Council level for discussion and action. There is no further comment permitted from the audience unless requested by the Council.

No animals shall be allowed at or brought in to a public meeting by any person except (i) as to members of the public or City staff utilizing the assistance of a service animal, which is defined as a guide dog, signal dog, or other animal individually trained to provide assistance to an individual with a disability; or (ii) as to police officers utilizing the assistance of a dog(s) in law enforcement duties.

In compliance with the Americans with Disabilities Act, a person requiring an accommodation, auxiliary aid, or service to participate in this meeting should contact the City Clerk's Office at 510-596-4300, as far in advance as possible, but no later than 72 hours before the scheduled event. The best effort to fulfill the request will be made. Assistive listening devices are available for anyone with hearing difficulty from the City Clerk prior to the meeting and must be returned to the City Clerk at the end of the meeting.

Public Comment: Each speaker is limited to three minutes to present their comments to the City Council at each speaking opportunity. At the discretion of the Presiding Officer, time limits may be further adjusted.

The City Council welcomes comments, including criticism, about the policies, procedures, programs, or services of the City, or of the acts or omissions of the City Council. Speakers shall not use threatening, profane, or abusive language which disrupts, disturbs, or otherwise impedes the orderly conduct of a City Council, Successor Agency, Management of Emeryville Services Authority, or related meeting. The City is committed to maintaining a workplace free of unlawful harassment and is mindful that City staff regularly attend Council meetings. Discriminatory statements or conduct that would potentially violate the Fair Employment and Housing Act – i.e., statements or conduct that is hostile, intimidating, oppressive, or abusive – is per se disruptive to a meeting and will not be tolerated.

The AGENDA for this regular meeting is as follows:

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF FINAL AGENDA**
4. **SPECIAL ORDERS OF THE DAY**
 - 4.1. [ID-2025-238](#) Proclamation Of The City Council Of The City Of Emeryville Recognizing The 60th Anniversary Of Eden Council For Hope And Opportunity (ECHO) Housing. (Mayor Mourra)
5. **ANNOUNCEMENT OF COMMISSION / COMMITTEE VACANCIES**
6. **COUNCIL MEMBER SPECIAL ANNOUNCEMENTS / REPORTS ON MEETING ATTENDANCE**
7. **CITY MANAGER'S REPORT**
 - 7.1. [ID-2025-240](#) Strategic Planning / City Goals Quarterly Update. (LaTanya Bellow)
8. **EX PARTE COMMUNICATIONS**
9. **PUBLIC COMMENT FOR CONSENT AGENDA / ITEMS NOT ON THE AGENDA**
10. **CONSENT ITEMS**
 - 10.1. [ID-2025-229](#) Warrants. (Sharon Friedrichsen)

Attachments: [Staff Report City](#)
[Wire Transfers City](#)
[Check Register City](#)
 - 10.2. [ID-2025-225](#) Action Minutes Of The June 17, 2025, Special City Council Closed Session Meeting. (April Foran)
Attachments: [Action Minutes](#)
 - 10.3. [ID-2025-226](#) Action Minutes of June 17, 2025, Emeryville City Council Special Meeting. (April Foran)
Attachments: [Action Minutes](#)
 - 10.4. [ID-2025-227](#) Action Minutes Of The June 17, 2025, Regular City Council Meeting. (April Foran)
Attachments: [Action Minutes](#)

- 10.5.** [ID-2025-208](#) Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Execute A Professional Services Contract With Urban Planning Partners, Inc. For Preparation Of An Environmental Impact Report For The Proposed Sutter Hospital Project At 5300 Chiron Way For A Total Contract Amount Not To Exceed \$2,421,422.00. (Chadrick Smalley / Miroo Desai)
Attachments: [Staff Report](#)
 [Draft Resolution](#)
 [Exhibit A to Resolution - Professional Services Contract](#)
- 10.6.** [ID-2025-216](#) Resolution Of The City Council Of The City Of Emeryville Authorizing The Mayor To Sign A Revised Letter Of Commitment For The San Francisco Estuary Partnership's Senate Bill 1 Grant Application For The East Bay Crescent Sub-Regional Vulnerability Assessment And Shoreline Adaptation Planning. (Chadrick Smalley / Valerie Bernardo / Amber Evans)
Attachments: [Staff Report](#)
 [Draft Resolution](#)
 [Exhibit A to Resolution - Revised Letter of Commitment](#)
- 10.7.** [ID-2025-220](#) Resolution Of The City Council Of The City Of Emeryville Adopting The 2025 Housing Affordability Table Pursuant To The Affordable Housing Program (Article 4 Of Chapter 5 Of The Planning Regulations). (Chadrick Smalley / Valerie Bernardo / Charles Harris)
Attachments: [Staff Report](#)
 [Attachment 1 - HCD Income Limits](#)
 [Draft Resolution](#)
 [Exhibit A to Resolution - 2025 Affordable Housing Table](#)
- 10.8.** [ID-2025-218](#) Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Execute A Professional Services Contract With Wiess Associates For Remedial Design Investigation Of 1245 Powell Street For A Total Amount Not To Exceed \$99,727. (Chadrick Smalley)
Attachments: [Staff Report](#)
 [Draft Resolution](#)
 [Exhibit A to Resolution - Professional Services Contract](#)
- 10.9.** [ID-2025-221](#) Resolution Of The City Council Of Emeryville Authorizing The City Manager To Execute A Professional Services Contract With Townsend Public Affairs, Inc. To Provide Federal And State Legislative Advocacy Services For An Amount Not To Exceed \$270,000 For Fiscal Years 2025-26, 2026-27 and 2027-28. (Chadrick Smalley)

Attachments: [Staff Report](#)
[Attachment 1 - 2025 Summary of Efforts](#)
[Draft Resolution](#)
[Exhibit A to Resolution - Professional Services Contract](#)

- 10.10.** [ID-2025-172](#) Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Execute A Third Amendment To The Professional Services Agreement With Wood Rodgers To Amend The Scope Of Work, Increase The Total Compensation By An Additional \$176,970, For A Total Amount Not To Exceed \$1,213,614, For Engineering Services For The Sanitary Sewer And Storm Drainage On-Call Projects SS-01 And ESI-03 (CIP Project No. 15511005) And ESI-01 (CIP Project No. 24475011), And Extend The Contract Term To June 30, 2026. (Mohamed Alaoui / Nik Ignacio)

Attachments: [Staff Report](#)
[Attachment 1 - Second Contract Amendment](#)
[Draft Resolution](#)
[Exhibit A - Third Contract Amendment](#)

- 10.11.** [ID-2025-232](#) Resolution Of The City Council Of The City Of Emeryville Adopting The Local Roadway Safety Plan. (Mohamed Alaoui / Ryan O'Connell)

Attachments: [Staff Report](#)
[Draft Resolution](#)
[Exhibit A - Draft Local Roadway Safety Plan](#)

- 10.12.** [ID-2025-215](#) Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Appropriate \$150,000.00 (One Hundred Fifty Thousand Dollars) From The Class Action Settlement Agreement With Monsanto Company To Account Number 475-24475011. (Mohamed Alaoui / Matt Anderson)

Attachments: [Staff Report](#)
[Draft Resolution](#)
[Exhibit A - Monsanto Class Action Settlement](#)
[Exhibit B - PCB Control Measure Implementation](#)

- 10.13.** [ID-2025-219](#) Second Reading And Adoption Of An Ordinance Of The City Council Of The City Of Emeryville Adopting The Second Major Amendment To Public Market Development Agreement (Also Known As The Marketplace Redevelopment Project) To Postpone Payment Of Housing Fees To Allow The Applicant Opportunity To Obtain Planning And Building Permits For A Potential Housing Project On Parcels A And B, To Extend The Term Of The Development Agreement, And Other Related Amendments (APN Nos. 49-1556-15; -16; -17, And -24) (CEQA Determination: Exempt Pursuant To State CEQA Guidelines Section 15332 And 15061(b)(3))). (Chadrick Smalley)

Attachments: [Staff Report](#)

[Attachment 1 - June 17 Staff Report](#)

[Draft Ordinance](#)

[Exhibit A to Ordinance - Second Major Amendment](#)

- 10.14.** [ID-2025-217](#) Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Enter Into A One (1) Year Maintenance Contract In The Amount Of \$1,024,000.00 With Commercial Maintenance Management Services (CMMS) For Citywide Maintenance Services At Various City Owned Buildings, And Authorizing The City Manager To Execute Up To Four (4) Additional One-Year Extensions, Not To Exceed A Total Contract Amount Of \$4,440,424.80, Contingent Upon The City Council Appropriating Funds For The Applicable Fiscal Year. (Mohamed Alaoui / Saleh Aboutaleb)

Attachments: [Staff Report](#)

[Draft Resolution](#)

[Exhibit A to Resolution - CMMS Maintenance Services Contract](#)

11. PUBLIC HEARINGS

- 11.1.** [ID-2025-198](#) Resolution Of The City Council Of The City Of Emeryville Establishing The Fiscal Year 2026 Property And Business Improvement District (PBID) Annual Assessment Levy For The Respective Parcels Within The Improvement District With A 3% Rate Increase On All Parcels, And Approving The Preliminary Budget Submitted By The Emeryville Transportation Management Association (ETMA) For Service Year 2026 And A Budget Adjustment of \$120,805. (LaTanya / Pedro Jimenez)

Attachments: [Staff Report](#)
[2026 ETMA Preliminary Budget](#)
[2024 ETMA Annual Report](#)
[ETMA 2014-2025 Ridership Report](#)
[Fiscal Year 2026 Preliminary Assessment Levy 3% Increase](#)
[Draft Resolution](#)

12. ACTION ITEMS

13. DEPARTMENT HEAD REPORTS

- 13.1. [ID-2025-209](#) Community Development Director's Report on Planning Commission Actions at the June 26, 2025 meeting:

(a) Bay Center Life Science Project (UPDR22-002) - Consideration of a request for one-year extension of a Major Use Permit and Design Review for a new six story, 96-foot-tall building accommodating 210,000 square feet of Research and Development space and a new 595-space parking garage at 6425-6455 Christie Avenue that was approved by the Planning Commission on August 24, 2023. The project includes a Tree Removal Permit to remove one street tree on 65th Street; and removal of parking lanes along the north side of 64th Street and along the south side of 65th Street to accommodate construction of new wider sidewalks. This project was exempt from environmental review under State CEQA Guidelines Section 15332, which applies to infill development projects, and the "common sense exemption" at 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 Non-Residential; Zoning District: Mixed Use with Non-Residential (MUN) and Pedestrian Priority (PP) Overlay for a portion of 64th Street frontage (Owner/Applicant: Bay Center Investors, LLC c/o Harvest Properties) (APNs: 49-1491-7; -8; and -11)

[ID-2025-245](#) (b) Tokyo Central Signs (SIGN25-009) - Consideration of a Major Sign Permit for three wall signs and three blade signs for Tokyo Central grocery store at 5603 Bay 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: PUD-4 South Bayfront. (Applicant: Nikki Vetzmadian/Arrow Sign Company) (Owner: Bay Street CenterCal, LLC c/o Kevin Hughes) (APN: 049-1039-008)

[ID-2025-244](#) (c) Local Hazard Mitigation Plan (LHMP) (GPA24-001) - Consideration of recommendation to the City Council concerning adoption of the updated 2025-2030 Local Hazard Mitigation Plan (2025-2029) to replace the existing LHMP Appendix to the Safety Element of the General Plan in accordance with Assembly Bill 2140. This project is exempt from environmental review under State CEQA Guidelines Section 15308, which applies to actions taken by regulatory agencies to assure the maintenance, restoration, enhancement, or protection of the environment, and the “general rule” at 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.

**This item is scheduled for City Council review on July 15, 2025.*

14. FUTURE AGENDA ITEM REQUESTS FROM COUNCIL MEMBERS

15. ADJOURNMENT

THE NEXT REGULAR MEETING WILL BE ON TUESDAY, JULY 15, 2025, AT EMERYVILLE CITY HALL, COUNCIL CHAMBERS, LOCATED AT 1333 PARK AVENUE, EMERYVILLE, CA 94608.

LIST OF UPCOMING SIGNIFICANT AGENDA ITEMS

[ID-2025-228](#) **Please Note:** This list is for informational purposes only. All items shown here are **tentative** at this time and are not confirmed until the agendas for the meeting dates are published and posted, 11 days prior to the meeting. Other items may be added. Also note that this list shows working titles, which may be revised slightly before the item becomes final.

Please continue to check the final, published agenda for the latest information.

July 15, 2025

- Study Session - Emergency Operations Center Council Presentation
- Art Center Update
- Acceptance of Federal Earmark for 40th Street Project

When published, the packets for City Council meetings can be viewed online at www.emeryville.org/citycouncil.