



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--

Tuesday, July 1, 2025

7:16 PM

Council Chambers

1. CALL TO ORDER

The meeting was called to order at 7:21 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

Item 10.14 was pulled from Consent by the City Manager.

A motion was made by Mayor Mourra, seconded by Vice Mayor Kaur, to approve the final agenda. 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-2025-238](#) 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

Council Member Priforce was absent 7:30 - 7:46 p.m.

- 7.1. [ID-2025-240](#) Strategic Planning / City Goals Quarterly Update. (LaTanya Bellow)

8. EX PARTE COMMUNICATIONS

No ex parte communications were reported.

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

0 speakers.

10. CONSENT ITEMS

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

Ayes: 4 - Mayor Mourra, Vice Mayor Kaur, Council Member Solomon, and Council Member Welch

Absent: 1 - Council Member Priforce

- 10.1. [ID-2025-229](#) Warrants. (Sharon Friedrichsen)

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

A motion was made to accept this Informational Report.

- 10.2. [ID-2025-225](#) Action Minutes Of The June 17, 2025, Special City Council Closed Session Meeting. (April Foran)

Attachments: [Action Minutes](#)

A motion was made to approve the Minutes.

- 10.3. [ID-2025-226](#) Action Minutes of June 17, 2025, Emeryville City Council Special Meeting. (April Foran)

Attachments: [Action Minutes](#)

A motion was made to approve the Minutes.

- 10.4. [ID-2025-227](#) Action Minutes Of The June 17, 2025, Regular City Council Meeting. (April Foran)

Attachments: [Action Minutes](#)

A motion was made to approve the 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](#)
[APPROVED Resolution No. 25-60](#)

A motion was made to approve this Resolution.

Enactment No: Reso No. 25-60

- 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](#)
[APPROVED Resolution No. 25-61](#)

A motion was made to approve this Resolution.

Enactment No: Reso No. 25-61

- 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](#)
[APPROVED Resolution No. 25-62](#)

A motion was made to approve this Resolution.

Enactment No: Reso No. 25-62

- 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 Weiss 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](#)
[APPROVED Resolution No. 25-63](#)

A motion was made to approve this Resolution.

Enactment No: Reso No. 25-63

- 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](#)
[APPROVED Resolution No. 25-64](#)

A motion was made to approve this Resolution.

Enactment No: Reso No. 25-64

- 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](#)
[APPROVED Resolution No. 25-65](#)

A motion was made to approve this Resolution.

Enactment No: Reso No. 25-65

- 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](#)
[APPROVED Resolution No. 25-66](#)

A motion was made to approve this Resolution.

Enactment No: Reso No. 25-66

- 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](#)
[APPROVED Resolution No. 25-67](#)

A motion was made to approve this Resolution.

Enactment No: Reso No. 25-67

- 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](#)
[APPROVED Ordinance No. 25-003](#)

A motion was made to approve this Ordinance.

Enactment No: Ord No. 25-003

- 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](#)

This item was pulled from the agenda by the City Manager.

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](#)

[APPROVED Resolution No. 25-68](#)

PUBLIC HEARING OPENED: 7:45 p.m.

0 speakers.

PUBLIC HEARING CLOSED: 7:45 p.m.

A motion was made by Council Member Welch, seconded by Vice Mayor Kaur, 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. 25-68

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 meeting adjourned at 7:57 p.m.

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

/s/ April Foran, CMC
City Clerk