



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

Tuesday, September 2, 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/88980739443?pwd=YlJH9VOWA--jXFEOKbX_Xj08UsASEg.yq4ZRHvzvnO4neGJi
Passcode: 815437

Telephone: 669-900-6833

Webinar ID: 889 8073 9443

Passcode: 815437

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/citycouncil. Simply fill out your information, check "City Council Agendas", and click the "Subscribe" button. By doing so, you will automatically receive meeting agendas via email.

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**
5. **ANNOUNCEMENT OF COMMISSION / COMMITTEE VACANCIES**
6. **COUNCIL MEMBER SPECIAL ANNOUNCEMENTS / REPORTS ON MEETING ATTENDANCE**
7. **CITY MANAGER'S REPORT**
8. **EX PARTE COMMUNICATIONS**
9. **PUBLIC COMMENT FOR CONSENT AGENDA / ITEMS NOT ON THE AGENDA**
10. **CONSENT ITEMS**

- 10.1. [ID-2025-279](#) Warrants. (Sharon Friedrichsen)

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

- 10.2. [ID-2025-262](#) Action Minutes of July 15, 2025, Emeryville City Council Special Study Session. (April Foran)

Attachments: [Action Minutes](#)

- 10.3. [ID-2025-264](#) Action Minutes Of The July 15, 2025, Regular City Council Meeting. (April Foran)

Attachments: [Action Minutes](#)

- 10.4. [ID-2025-268](#) Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Enter Into An Agreement By And Between The County Of Alameda And The City Of Emeryville For The Purpose Of Carrying Out The Community Development Block Grant Program For Fiscal Year 2025-26. (Chadrick Smalley / Valerie Bernardo)

Attachments: [Staff Report](#)
[Draft Resolution](#)
[Exhibit A to Resolution - CDBG Agreement FY26](#)

- 10.5.** [ID-2025-265](#) Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Retroactively Accept And Expend A FY 2024 State Homeland Security Grant On Behalf Of The Police Department In The Amount Of \$21,120 For Automated License Plate Readers And Increase The FY25/26 Budget By \$21,120 To Recognize The Grant. (Jeff Jennings / Pablo Rojas)
- Attachments:** [Staff Report](#)
 [Draft Resolution](#)
 [Exhibit A - Grant Agreement](#)
- 10.6.** [ID-2025-274](#) Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Accept And Expend A Grant From The CHP Cannabis Tax Fund Grant Program (CTFGP) To The Police Department In The Amount Of \$67,087.20 For Reducing Impaired Driving And Improving Traffic, Bicycle, And Pedestrian Safety Within The City And Increase The FY25/26 Budget By \$67,087.20. (Jeff Jennings / Andrew Cassianos)
- Attachments:** [Staff Report](#)
 [Draft Resolution](#)
 [Exhibit A - CTFGP Grant Agreement](#)
- 10.7.** [ID-2025-275](#) Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Accept And Expend A Grant From The California Office Of Traffic Safety, Selective Traffic Enforcement Program (STEP) To The Police Department In The Amount Of \$55,000 For Improving Traffic, Bicycle, And Pedestrian Safety Within The City And Increase The FY25/26 Budget By \$55,000. (Jeff Jennings / Andrew Cassianos)
- Attachments:** [Staff Report](#)
 [Draft Resolution](#)
 [Exhibit A - STEP GRant Agreement](#)
- 10.8.** [ID-2025-269](#) Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Execute A Fourth Amendment To The Professional Services Contract With Urban Planning Partners Increasing The Contract Amount By \$124,989 To An As-Amended Total Contract Amount Of \$841,547 For Preparation Of A CEQA-Compliant Environmental Document For The 5801 Christie Avenue Mixed Use Project Located At 5801 And 5681 Christie Avenue; And Appropriating \$124,989 From Fund 250 - Traffic Impact Fee Fund To Division 1725, "Planning Reimbursables", Account 80050, Professional Services. (Mohamed Alaoui / Ryan O'Connell / Chadrick Smalley / Miroo Desai)

Attachments: [Staff Report](#)
[Draft Resolution](#)
[Exhibit A to Resolution - 4th Amendment](#)

- 10.9.** [ID-2025-270](#) Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Execute The First Amendment To The Professional Services Contract With West Coast Code Consultants, Inc. Increasing The Contract Amount By \$81,000 To An As-Amended Total Contract Amount Of \$925,455 For Interim Chief Building Official Services. (Chadrick Smalley)

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

- 10.10.** [ID-2025-278](#) Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Enter A One (1) Year Maintenance Contract In The Amount Of \$1,024,000 That Includes Subcontracting Vendor Services With Commercial Maintenance Management Services Inc., 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 Value 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 - CMMS Maintenance Contract](#)
[Exhibit A to Maintenance Contract](#)
[Exhibit B to Maintenance Contract](#)

11. PUBLIC HEARINGS

12. ACTION ITEMS

- 12.1.** [ID-2025-266](#) Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Execute A Professional Services Contract With Community Counselling Service Co., LLC For Capital Fundraising Strategy Services For The Art Center Project For A Total Amount Not To Exceed \$97,500. (Chadrick Smalley)

Attachments: [Staff Report](#)
[Attachment 1 - Operating Models Analysis](#)
[Draft Resolution](#)
[Exhibit A to Resolution - Professional Services Contract - CCS](#)

- 12.2.** [ID-2025-271](#) Resolution Of The City Council Of The City Of Emeryville Establishing The Fiscal Year 2026 Property Tax Levy Rate For The City's General Obligation Bond Indebtedness (Measure C Affordable Housing Bond). (Sharon Friedrichsen)

Attachments: [Staff Report](#)

[Draft Resolution](#)

[Exhibit A to Resolution - Tax Rate Calculation Based on Fiscal Year 2026 Assessed Values](#)

13. DEPARTMENT HEAD REPORTS

- 13.1.** [ID-2025-267](#) Community Development Director's Report on Planning Commission Actions at the August 28, 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-2025-287](#) (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)

(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 September 16, 2025

14. FUTURE AGENDA ITEM REQUESTS FROM COUNCIL MEMBERS

15. ADJOURNMENT

THE NEXT REGULAR MEETING WILL BE ON TUESDAY, SEPTEMBER 16, 2025, AT EMERYVILLE CITY HALL, COUNCIL CHAMBERS, LOCATED AT 1333 PARK AVENUE, EMERYVILLE, CA 94608.

LIST OF UPCOMING SIGNIFICANT AGENDA ITEMS

[ID-2025-281](#) **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.

September 16, 2025

- Study Session - Drones

October 7, 2025

- Building Code Adoption: Ordinance 1st Reading