



Emeryville City Hall  
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## CITY OF EMERYVILLE

### ACTION MINUTES

#### City Council

Members:

Mayor Christian R. Patz  
Vice Mayor Dianne Martinez  
Council Member John J. Bauters  
Council Member Scott Donahue  
Council Member Ally Medina

#### Special Study Session

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Tuesday, January 21, 2020

6:00 PM

Council Chambers

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#### 1. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

#### 2. ROLL CALL

**Present:** 5 - Mayor Christian R. Patz  
Vice Mayor Dianne Martinez  
Council Member John J. Bauters  
Council Member Scott Donahue  
Council Member Ally Medina

#### 3. APPROVAL OF FINAL AGENDA

A motion was made by Council Member Medina, seconded by Council Member Bauters, to approve the Final Agenda. The motion carried by the following vote:

**Ayes:** 5 - Mayor Patz, Vice Mayor Martinez, Council Member Bauters, Council Member Donahue, and Council Member Medina

#### 4. EX PARTE COMMUNICATIONS

Council Member Bauters received emails from six residents regarding Item 6.2. Mayor Patz, Vice Mayor Martinez, and Council Members Medina and Donahue each reported having received one email on the same item.

#### 5. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

There were no comments made.

#### 6. STUDY SESSION

- 6.1. [ID-2020-006](#) 2019 State Housing Legislation Study Session (Charles S. Bryant / Chadrick Smalley / Valerie Bernardo / Miroo Desai / Diana Keena)

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

Community Development Director Bryant gave the staff presentation and responded to Council Member questions.

PUBLIC COMMENT:

1. A speaker stated that the legislation discussed would be good for the City, especially with regards to added park-land requirements.
2. Jahleel Griffith-Stout, Emeryville resident, asked what the difference was between SB 330 and current regulations.

**6.2.**     [ID-2020-004](#)     Study Session: 47th Street Homes, 1034-1042 47th Street (Charles S. Bryant / Navarre Oaks)

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

[Attachment 1 - Applicant Narrative](#)

[Attachment 2 - Arborist Report](#)

[Attachment 3 - Plans Dated October 24, 2019](#)

[Attachment 4 - Public Comment for Planning Commission Study Session](#)

Assistant Planner Oaks gave the staff presentation and responded to Council Member questions.

Mark Forbes, applicant, and Toby Long, consultant, gave a presentation and responded to Council Member questions.

PUBLIC COMMENT:

1. Miriam Jacobs, Emeryville resident who lives across from the proposed project, worried about the impacts of the project on neighborhood parking.
2. Jahleel Griffith-Stout, Emeryville resident who lives across from proposed project, stated that the design of the project was unattractive, especially with removal of trees.
3. Mytha Fils-Aime, a 20-year tenant in one of the existing homes in the proposed project, spoke in opposition to the project and did not want to be relocated.
4. Jonathan Singh spoke in support of the project while advocating for tenant protections of those displaced by the project.
5. Dana Westmoreland spoke in opposition to the project, stating that it would have a negative impact on the neighborhood community.
6. A speaker spoke in opposition to the project, stating that it was not affordable or family-friendly.

Council discussion ensued, with consensus being reached that the

record lacks substantial evidence to make the findings required to the proposed demolition.

## **7. ADJOURNMENT**

The meeting adjourned at 7:43 p.m.

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

**/Sheri Hartz/**

**Sheri Hartz, City Clerk**

DRAFT