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CITY OF EMERYVILLE

ACTION MINUTES

City Council

Members:

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

Special Study Session

Tuesday, January 16, 2018

5:45 PM

Council Chambers

1. CALL TO ORDER

The meeting was called to order at 5:45 p.m.

2. ROLL CALL

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

3. APPROVAL OF FINAL AGENDA

A motion was made by Mayor Bauters, seconded by Vice Mayor Medina, to approve the Final Agenda, moving Item 6.2 ahead of Item 6.1, to be heard first. The motion carried by the following vote:

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

4. EX PARTE COMMUNICATIONS

No ex parte communications were reported.

5. PUBLIC COMMENT FOR STUDY SESSION AGENDA / ITEMS NOT ON THE AGENDA

1. Andre Carpiaux spoke about the potential demolition of the property at 1270 Ocean Avenue, wondering if that structure could not be moved to his property at 1264 Ocean Avenue.

2. Brian Donahue spoke regarding Areas of Stability as defined in the General Plan.

6. STUDY SESSION

- 6.1. [ID-2018-015](#) Study Session: Ocean View Townhomes, 1270 Ocean Avenue (Charles S. Bryant / Navarre Oaks)

Attachments: [Staff Report](#)

[Attachment 1 - Project Plans Submitted 12-20-17](#)

Associate Planner Navarre Oaks gave the staff presentation and responded to Council questions.

Applicant Kristin Personett with Indigo Design Group responded to Council questions.

PUBLIC COMMENT

1. Andre Carpiaux suggested moving existing structure to his lot rather than demolishing it, and placing a moratorium on demolition in general.

2. Brian Donahue spoke in opposition to another detached single family home being demolished.

3. David Helfant spoke in opposition to the proposed design, stating that there was not enough room for cars and that it posed a safety hazard.

Council discussion ensued, with the lack of a below market rate unit, the hardscape design, location of the trash enclosure and the massing of the current design being raised as concerns.

- 6.2. [ID-2018-016](#) Study Session: The Emeryville Center For The Arts And Culture; And Approval And Authorization To release a Request for Qualifications / Proposals (RFQ/P) For A Public-Private Partnership For The Project (Charles S. Bryant / Chadrick Smalley / Emi Thériault)

Attachments: [Staff Report](#)

[Attachment 1 - Art Center Strategic Plan](#)

[Attachment 2 - Art Center Business Plan](#)

[Attachment 3 - Current Capital Project Rendering and Floor Plan](#)

[Attachment 4 - Draft RFQ/P - Art Center Project](#)

[Attachment 5 - Art Center CIP Project Budget](#)

Community and Economic Development Coordinator Emi Theriault gave the staff presentation and responded to Council Member

questions.

PUBLIC COMMENT

1. Lauren Merker, Public Art Committee (PAC) member, spoke in support of a public-private partnership for the Art Center project.
2. Jean Goldman, PAC Vice Chair, spoke in favor of development of an Arts and Cultural Center.
3. Judy Wetterer, Business member of PAC, spoke in support of the proposal.
4. Vicki Jo Sowell also spoke in support of the project.
5. Archana Horstein spoke in support of the project.
6. Theresa Kolnoskas spoke in favor of the potential project, stating that there would be an economic benefit.
7. Brian Donahue stated that the arts scene in Emeryville was declining, and thought this project would be a benefit.
8. Betsy Cooley spoke in support, particularly as a permanent home for the Celebration of the Arts.
9. Andre Carpiaux stated that the building should be a piece of art itself, perhaps in the shape of a space ship.
10. Mary Andrews, Artist's Co-op resident, stated that artists are urban renewers, and was in support of the project.
11. Sharon Wilchar stated it was exciting to see this project being reconsidered, and supported it.

After some discussion, Council directed staff to move forward with issuing and RFP/Q for a public/private partnership to develop the art center.

7. ADJOURNMENT

The meeting was 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