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CITY OF EMERYVILLE

ACTION MINUTES

City Council

Members:

Mayor Dianne Martinez
Vice Mayor Scott Donahue
Council Member John J. Bauters
Council Member Ally Medina
Council Member (Vacant)

Special Study Session

Tuesday, October 19, 2021

6:15 PM

Teleconference

1. CALL TO ORDER

The meeting convened via teleconference at 6:15 p.m. and the Mayor read aloud a statement announcing that the meeting was being conducted by teleconference pursuant to the extension of Brown Act waivers provided for under Assembly Bill 361, and would continue doing so as long as the City Council could make findings that it was necessary in order to protect public safety.

2. ROLL CALL

Present: 4 - Mayor Dianne Martinez
Vice Mayor Scott Donahue
Council Member John J. Bauters
Council Member Ally Medina

3. APPROVAL OF FINAL AGENDA

Council Member Bauters announced that he would be recusing himself from participation in this matter due to a conflict arising from the proximity of his residence to the project location, which was within the 500' boundary.

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

Ayes: 4 - Mayor Martinez, Vice Mayor Donahue, Council Member Bauters, and Council Member Medina

4. EX PARTE COMMUNICATIONS

Mayor Martinez, Vice Mayor Donahue and Council Member Medina each disclosed having had contact with Craig Ramey, CenterCal, and having received emails related to Item 6.1.

5. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

1. (Received via the Online Speaker Card and read aloud into the record by staff) Corry Frydlewicz wrote in opposition to the project's effect on the walkable space and as being too car-centric, and suggested that it be changed to include more areas for social gathering.

6. STUDY SESSION

Council Member Bauters again announced that he was recusing himself from this matter due to the proximity of his residence to the project area and left the virtual dais.

6.1. [ID-2021-463](#) Study Session - Bay Street Grocery Store, 5603 Bay Street (Charles S. Bryant / Miroo Desai)

Attachments: [Staff Report](#)

[Attachment 1 - Bay Street Parcel Locations](#)

[Attachment 2 - Bay Street Parcel B PDP Plans](#)

[Attachment 3 - Staff Suggestion for Relocated Plaza](#)

[Attachment 4 - Alameda County Fire Department Comments](#)

[Attachment 5 - Public Comments from Planning Commission study session](#)

[Attachment 6 - Project Plans](#)

[Late Correspondence - Brian Sorlie](#)

[Late Correspondence - Bobby Lee](#)

Senior Planner Miroo Desai gave the staff presentation and then introduced the speakers representing the applicant: Craig Ramey, CenterCal; Jill Nickels, Barry Bourbon, Gensler; Ken Lowney, Lowney Arch, and Marco Esposito, SWA Landscape Architects.

PUBLIC COMMENT:

1. Bobby Lee spoke in favor of the project and stated that the applicant had engaged the residents. He voiced concerns over whether the transit rider experience would be improved, circulation issues, and auto/bike conflicts, and asked that the Council considered the concerns raised by the Planning Commission.

2. Brian Donahue spoke in opposition to the project, stating that it involved the same concepts that had been promised by the previous developer of Bay Street.

Following Public Comment, the Council provided direction on aspects they would like to see included in the project planning and design.

7. ADJOURNMENT

The meeting adjourned at 7:55 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