



Emeryville City Hall  
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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

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Tuesday, November 16, 2021

5:30 PM

Teleconference

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#### 1. CALL TO ORDER

The meeting convened via teleconference at 5:30 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, as would subsequent meetings so long as the City Council could make findings that it was necessary in order to protect public safety and the Governor's declared emergency remained in effect.

#### 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

**A motion was made by Council Member Medina, seconded by Vice Mayor Donahue, to approve this . 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

Council Member Medina reported having communicated with representatives from Wareham Development and the Quadric Group. Vice Mayor Donahue and Mayor Martinez also stated that they had been in contact with Wareham.

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

There were no comments made.

## 6. STUDY SESSION

6.1. [ID-2021-543](#) Study Session - EmeryStation Overland Project, 1580 62nd Street.

6.1.1 [ID-2021-496](#) Part 1: Conversion of Existing Live/Work Units to Below Market Rate Units for Development Bonus Points Under Flexible Community Benefit (Charles S. Bryant / Chadrick Smalley)

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

[Attachment 1 - EmeryStation Overland Affordable Housing Term Sheet](#)

Economic Development and Housing Manager Chad Smalley gave the staff presentation and responded to Council Member questions. Council discussion ensued, with the Council Members providing direction to staff on changes to the Agreement Terms.

6.1.2 [ID-2021-497](#) Part 2: Overall Project (Charles S. Bryant / Miroo Desai)

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

[Attachment 1 - Village Greens Concept Graphic](#)

[Attachment 2 - Deputy Fire Marshall's Comments](#)

[Attachment 3 - Project Plans](#)

[Late Correspondence - CHS Consulting Group](#)

Community Development Director Charles Bryant gave the staff presentation, and then introduced the following members of the applicant team who gave their own presentation: Claudia Cappio, Urban Planning Partners; Rich Robbins and Geoff Sears, Wareham Development Corporation, and Dwight Long and Matt Malone, Perkins & Will.

## 7. ADJOURNMENT

The meeting adjourned at 7:35 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