



Emeryville City Hall  
1333 Park Avenue  
Emeryville, CA 94608  
(510) 596-4300 phone  
(510) 450-7831 fax  
[www.emeryville.org](http://www.emeryville.org)

## 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 Courtney Welch

#### Special Study Session

---

Tuesday, May 17, 2022

5:45 PM

Teleconference

---

#### 1. CALL TO ORDER

The meeting convened via teleconference at 5:45 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:** 5 - Mayor John J. Bauters  
Vice Mayor Ally Medina  
Council Member Scott Donahue  
Council Member Dianne Martinez  
Council Member Courtney Welch

#### 3. APPROVAL OF FINAL AGENDA

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

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

#### 4. EX PARTE COMMUNICATIONS

Regarding Item 6.2, Council Members Welch, Donahue and Martinez all reported having been in contact with developer representatives and email communication from Rod Henmi. Mayor Bauters and Vice Mayor Medina reported those same contacts, and added that they had communicated with Mark Stefan and Laura Krause regarding Item 6.1.

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

There were no comments made.

## 6. STUDY SESSION

- 6.1. [ID-2022-260](#) Marketplace Redevelopment Project Parcels A, B And F; Ad Hoc Committee Recommendation Re: Marketplace Development Agreement. (Mayor Bauters / Vice Mayor Medina)

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

[Attachment A – Memorandum Describing Marketplace Development Agreement Modifications](#)

Mayor Bauters made a verbal presentation and responded to Council Member questions.

- 6.2. [ID-2022-126](#) 58Fifty Shellmound Life Science Tower, 5850 Shellmound Way. (Charles S. Bryant / Miroo Desai / Chadrick Smalley)

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

[Attachment 1 - Project Plans](#)

[Attachment 2 - General Plan Land Use Map](#)

[Attachment 3 - CA Ventures Residential Analysis](#)

[Attachment 4 - EPS Memorandum](#)

Senior Planner Miroo Desai gave the staff presentation, which was followed by the applicant's presentation given jointly by Mike Lee, Mike Kehl, Pete Hofman and Jesse Ostrow. All then responded to Council Member questions.

### PUBLIC COMMENT:

1. Lisa Findley (submitted via online speaker card) wrote in opposition to the project, stating that it would be a mistake for Emeryville on the basis of height, proximity to sidewalk, traffic congestion, placement of housing and the need for a balance of uses.
2. Rod Henmi (submitted via online speaker card) wrote to recommend a change to the project, stating that he had submitted designs that would create a better urban design.
3. Brian Donahue stated that all future project presentations should refer to how the project would impact the City's need for parks.

## 7. ADJOURNMENT

The meeting adjourned at 7:15 p.m.

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

**/s/ Sheri Hartz, CMC  
City Clerk**