



CITY OF EMERYVILLE  
**AGENDA**  
City Council

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

Members:

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

--AMENDED--

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**Tuesday, November 5, 2019**

**7:16 PM**

**Council Chambers**

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A COMPLETE COPY OF THE AGENDA PACKET IS AVAILABLE FOR PUBLIC VIEWING IN THE CITY CLERK'S OFFICE AT 1333 PARK AVENUE, AND THE GOLDEN GATE BRANCH OF THE OAKLAND PUBLIC LIBRARY, 5606 SAN PABLO AVENUE. ADDITIONAL PUBLIC VIEWING & REPRODUCTION AT THE UPS STORE, 2340 POWELL STREET, FROM THE FRIDAY BEFORE THE COUNCIL MEETING. ALL WRITINGS THAT ARE PUBLIC RECORDS AND RELATE TO AN AGENDA ITEM BELOW WHICH ARE DISTRIBUTED TO A MAJORITY OF THE LEGISLATIVE BODY LESS THAN 72 HOURS PRIOR TO THE MEETING NOTICED ABOVE WILL BE MADE AVAILABLE AT THE INFORMATION COUNTER AT CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CALIFORNIA DURING NORMAL BUSINESS HOURS (9AM TO 5PM., MONDAY THROUGH FRIDAY, EXCLUDING LEGAL HOLIDAYS). THE MEETING IS SHOWN LIVE ON THE CITY OF EMERYVILLE TELEVISION CHANNEL (ETV), CABLE CHANNEL 27, AND WILL BE REBROADCAST AS PART OF THE REGULAR CITY COUNCIL, SUCCESSOR AGENCY, COMMUNITY DEVELOPMENT COMMISSION, MANAGEMENT OF EMERYVILLE SERVICES AUTHORITY (MESA) AND RELATED MEETINGS ACCORDING TO THE PUBLISHED ETV SCHEDULE OF PROGRAMS. THESE MEETINGS WILL ALSO BE AVAILABLE THROUGH LIVE MEDIA STREAMING ACCESSIBLE FROM THE CITY OF EMERYVILLE WEBSITE AT [HTTP://WWW.EMERYVILLE.ORG](http://WWW.EMERYVILLE.ORG).

You can request free copies of the Emeryville City Council, Successor Agency, Community Development Commission, Management of Emeryville Services Authority (MESA) and related agendas in digital format for the current calendar year by going to our website at <http://www.emeryville.org> and clicking on "Notify Me". Simply fill out your information, check "City Council Agendas", and click the "Subscribe" button. By doing so, you will automatically receive all of the agendas for the year via email.

All matters listed under CONSENT CALENDAR are considered to be routine and will all be enacted by one motion in the form listed below. There will be no separate discussion of these items unless good cause is shown prior to the time the Council votes on the motion to adopt. Persons who wish to speak on matters set for PUBLIC HEARINGS will be heard when the Presiding Officer calls for comments from those persons who are in support of or in opposition thereto. After persons have spoken, the Hearing is closed and brought back to Council level for discussion and action. There is no further comment permitted from the audience unless requested by the Council.

The speaker's time is limited to 3 minutes and can only be extended upon approval of the Presiding Officer. Any person who desires to address the City Council on any item listed on the Agenda under the Consent Calendar, or on a matter not on the Agenda which item is within the subject matter jurisdiction of the City Council, may do so during that portion of the Agenda called Public Comment.

In compliance with the Americans with Disabilities Act, a person requiring an accommodation, auxiliary aid, or service to participate in this meeting should contact the City Clerk's Office or ADA Coordinator at (510) 596-4300, as far in advance as possible but no later than 72 hours before the scheduled event. The best effort to fulfill the request will be made. Assistive listening devices are available for anyone with hearing difficulty from the City Clerk prior to the meeting, and must be returned to the City Clerk at the end of the meeting.

No animals shall be allowed at or brought in to a public meeting by any person except (i) as to members of the public or City staff utilizing the assistance of a service animal, which is defined as a guide dog, signal dog, or other animal individually trained to provide assistance to an individual with a disability, or (ii) as to police officers utilizing the assistance of a dog(s) in law enforcement duties.

The AGENDA for this regular meeting is as follows:

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF FINAL AGENDA**
4. **SPECIAL ORDERS OF THE DAY**
5. **ANNOUNCEMENT OF COMMISSION / COMMITTEE VACANCIES**
6. **COUNCIL MEMBER SPECIAL ANNOUNCEMENTS / REPORTS ON MEETING ATTENDANCE**
7. **CITY MANAGER'S REPORT**
8. **EX PARTE COMMUNICATIONS**
9. **PUBLIC COMMENT FOR CONSENT AGENDA / ITEMS NOT ON THE AGENDA**
10. **CONSENT ITEMS**
  - 10.1. [ID-2019-508](#) Warrants. (Susan Hsieh)  
**Attachments:** [Staff Report](#)  
[Wire Transfers](#)  
[Check Register](#)

- 10.2. [ID-2019-510](#) Action Minutes of the October 15, 2019 Emeryville City Council Special Closed Session. (Sheri Hartz)  
**Attachments:** [Action Minutes](#)
- 10.3. [ID-2019-513](#) Action Minutes of the October 15, 2019 Emeryville City Council Regular Meeting. (Sheri Hartz)  
**Attachments:** [Action Minutes](#)
- 10.4. [ID-2019-494](#) Resolution Of The City Council Of The City Of Emeryville Authorizing Application For, And Receipt Of, SB 2 Planning Grants Program Funds To Develop Objective Design And Development Standards. (Charles S. Bryant / Diana Keena)  
**Attachments:** [Staff Report](#)  
[Draft Resolution](#)  
[Exhibit A - SB2 Planning Grants Program Application](#)  
[APPROVED Resolution No. 19-147](#)
- 10.5. [ID-2019-505](#) Resolution Of The City Council Of The City Of Emeryville Approving A Master License Agreement Between The City Of Emeryville And GTE Mobilenet of California, Limited Partnership, A California Limited Partnership, D/B/A Verizon Wireless And Authorizing The City Manager To Execute The Agreement. (Michael Guina)  
**Attachments:** [Staff Report](#)  
[Draft Resolution](#)  
[Master License Agreement](#)  
[APPROVED Resolution No. 19-148](#)
- 10.6. [ID-2019-496](#) Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Execute (1) The Second Amendment To The Façade Grant Contract With Dy Associates To Assist With The Rehabilitation Of An Existing Commercial Building At 4080 Watts Street, Extending The Term From November 21, 2019 To May 21, 2020, And (2) The Second Amendment To The Façade Grant Contract With Ravin's Fair, Inc. To Assist With The Rehabilitation Of An Existing Commercial Building At 4072 Watts Street, Extending The Term From November 8, 2019 To May 8, 2020 (Charles S. Bryant / Chadrick Smalley / Emi Thériault)  
**Attachments:** [Staff Report](#)  
[Draft Resolution](#)  
[Exhibit A - Facade Grant Amendment Dy Associates](#)  
[Exhibit B - Facade Grant Amendment Ravin's Fair](#)  
[APPROVED Resolution No. 19-149](#)

- 10.7. [ID-2019-501](#) Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Execute A Pre-Development Loan Agreement And An Affordable Housing Agreement With Resources For Community Development In The Amount Of \$2,000,000 For The Acquisition Of 3600, 3610 and 3620 San Pablo Avenue For The Development Of Affordable Housing (CEQA Determination: Exempt Pursuant To California Government Code Section 8693.4(a)(4) And State CEQA Guidelines Sections 15269(c), 15332, And 15061(b)(3)) (Charles S. Bryant / Chadrick Smalley / Valerie Bernardo)

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

[Attachment 1 - 3600, 3610, 3620 San Pablo Avenue Loan Commitment Letter](#)

[Draft Resolution](#)

[Exhibit A – Pre-Development Loan Agreement](#)

[Exhibit B – Affordable Housing Agreement](#)

[APPROVED Resolution No. 19-150](#)

## 11. PUBLIC HEARINGS

- 11.1. [ID-2019-497](#) Appeal By Wareham Development Of Resolution No. FDP18-001R, “A Resolution Of The Planning Commission Of The City Of Emeryville Approving A Final Development Plan (FDP) For APN 49-1556-16 (“Parcel B”) Of The Marketplace Redevelopment Project Planned Unit Development (PUD04-02) For An Eight-Story Building With Approximately 15,800 Square Feet Of Rentable Retail Space, 150,000 Square Feet Of Rentable Office/Lab Space, And 560 Parking Spaces And Rescinding Resolution No. FDP15-001 Previously Adopted By The Planning Commission On June 23, 2016” (Charles S. Bryant / Miroo Desai)

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

[Link to Administrative Record](#)

## 12. ACTION ITEMS

### 13. DEPARTMENT HEAD REPORTS

13.1. [ID-2019-503](#) Planning Director's report on Planning Commission actions at the October 24, 2019 meeting:

- (a) Elimination of Minimum Parking Requirements. Public hearing to consider a recommendation to the City Council on amendments to Article 4 of Chapter 4 of the Planning Regulations to eliminate the minimum parking requirements, and to make other related modifications to the Planning Regulations.
- (b) 47th Street Homes. Study session on an application to demolish four existing single-unit homes and replace them with three duplexes on one parcel at 1034-1042 47th Street.
- (c) Second Story Addition. Study session on an application to add a second story to one existing unit at the front of a parcel with three units at 1025 47th Street.

The packet for the October 24, 2019 Planning Commission meeting can be viewed online at <http://ca-emeryville.civicplus.com/Archive.aspx?AMID=43&Type=Recent>

### 14. FUTURE AGENDA ITEM REQUESTS FROM COUNCIL MEMBERS

### 15. ADJOURNMENT

**LIST OF UPCOMING SIGNIFICANT AGENDA ITEMS**

[ID-2019-507](#) **Please Note:** This list is for informational purposes only. All items shown here are **tentative** at this time and are not confirmed until the agendas for the meeting dates are published and posted, 11 days prior to the meeting. Other items may be added. Also note that this list shows working titles, which may be revised slightly before the item becomes final.

November 7, 2019 Special Joint City Council/EUSD Board Meeting

- Discussion of Proposed Ballot Measures

November 19, 2019 City Council Meeting

- Study Session: Reach Codes
- Special Meeting: Committee Appointments for Unexpected Vacancies
- Facade Grant Awards, Round 2
- Introduction of Ordinance - 2019 Building and Fire Codes
- ADA Blue Parking Zone Request

December 3, 2019 City Council Meeting

- Special Meeting: Appointment of Mayor and Vice Mayor; Oath of Office Administered
- Economic Development Strategy Update
- Resolution Calling the March Election and Associated Actions
- Council Member Appointments to Regional, Committee and Liaison Seats
- Adoption of 2020 Council/Agency Meeting Calendar
- Contract with Waste Management

When published, the packets for City Council meetings can be viewed online at

[www.emeryville.org/88/Video-Agendas-Reports-Minutes-Archive](http://www.emeryville.org/88/Video-Agendas-Reports-Minutes-Archive).

THE NEXT REGULAR MEETING WILL BE ON NOVEMBER 19, 2019, AT EMERYVILLE CITY HALL, COUNCIL CHAMBERS, 1333 PARK AVENUE, EMERYVILLE, CA 94608