

**CITY COUNCIL:**  
Dick Kassis, Mayor  
Ken Bukowski, Vice Mayor  
Nora Davis, Councilmember  
Greg Harper, Councilmember  
Robert Savage, Councilmember



**REDEVELOPMENT AGENCY:**  
Dick Kassis, Chair  
Ken Bukowski, Vice Chair  
Nora Davis, Agency Member  
Greg Harper, Agency Member  
Robert Savage, Agency Member

# AGENDA

## SPECIAL JOINT MEETING OF EMERYVILLE CITY COUNCIL AND REDEVELOPMENT AGENCY

2449 Powell Street, 2nd Floor  
Emeryville, CA 94608  
(510) 596-4300

MONDAY, NOVEMBER 21, 1994 - 7:15 P.M.

A COMPLETE COPY OF THE AGENDA PACKET IS AVAILABLE FOR PUBLIC VIEWING IN THE CITY CLERK'S OFFICE, THE POLICE STATION PUBLIC COUNTER AT 2449 POWELL STREET, 2ND FLOOR, AND GOLDEN GATE BRANCH OF THE OAKLAND PUBLIC LIBRARY, 5606 SAN PABLO AVENUE - AND FOR REPRODUCTION AT: (1) RAPID REPRO, 2326 POWELL STREET; AND (2) ACCESS PRINT, 5769 CHRISTIE AVENUE, POWELL STREET PLAZA, FROM THE FRIDAY BEFORE THE JOINT COUNCIL/AGENCY MEETING. THE MEETING IS SHOWN LIVE ON THE CITY OF EMERYVILLE TELEVISION CHANNEL (ETV), CABLE CHANNEL 13. THE MEETING WILL BE REBROADCAST ON WEDNESDAY, NOVEMBER 23, 1994 AT 4:00 P.M.

Persons who wish to speak under CITIZENS TO BE HEARD will be heard when the Presiding Officer calls for members of the public to directly address the Council and Agency on any item of interest not otherwise appearing on this agenda. 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 wish to speak on these items. After persons have spoken, the Hearing is closed and brought to the Council and Agency level for discussion and action. There is no further comment permitted from the audience unless requested by the Presiding Officer.

The speaker's time is limited to 5 minutes and can only be extended upon approval of the Presiding Officer.

Pursuant to Government Code Section 65009, if you challenge the adequacy of the proposed actions in court, you will be limited to raising only those issues or alleged inadequacies which you presented to the City and/or Agency orally or in writing, at, or prior to the public hearing. You may not be entitled to maintain a legal action against the proposed actions unless you object to it, orally or in writing at or prior to the public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the office of the City Manager/City Clerk at (510) 596-4373. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

**CLOSED SESSION:** The Mayor or Chairperson may convene the City Council or Redevelopment Agency in Closed Session at the close of the meeting to consider matters of pending or threatened litigation, personnel matters, real property negotiations, or labor negotiations, pursuant to Government Code Sections 54956.9, 54957, 54956.8, or 54957.6, respectively.

- I. CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE
- II. CITIZENS TO BE HEARD
- III. PUBLIC HEARINGS REGARDING THE KAISER PERMANENTE MEDICAL CENTER PROJECT

PUBLIC HEARING OF THE CITY OF EMERYVILLE CITY COUNCIL TO CONSIDER ALL EVIDENCE AND TESTIMONY ON CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT; AN AMENDMENT TO THE EMERYVILLE GENERAL PLAN; REZONING TO PLANNED UNIT DEVELOPMENT/COMMERCIAL; A PRELIMINARY DEVELOPMENT PLAN FOR THE PHASE I SITE AND THE FUTURE EXPANSION SITE; A FINAL DEVELOPMENT PLAN FOR THE PROPOSED HOSPITAL BUILDING; A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF EMERYVILLE AND KAISER FOUNDATION HOSPITALS FOR THE PHASE I SITE; AN AMENDMENT TO THE SHELLMOUND PARK REDEVELOPMENT PLAN; AND A PARTICIPATION AGREEMENT BETWEEN THE CITY OF EMERYVILLE, THE EMERYVILLE REDEVELOPMENT AGENCY AND KAISER FOUNDATION HOSPITALS FOR THE PHASE I SITE, THE FUTURE EXPANSION SITE AND AN ALTERNATIVE FUTURE EXPANSION SITE FOR THE PROPOSED KAISER PERMANENTE MEDICAL CENTER PROJECT. THE PUBLIC HEARING ON THE FINAL ENVIRONMENTAL IMPACT REPORT, THE AMENDMENT TO THE SHELLMOUND PARK REDEVELOPMENT PLAN, AND THE PARTICIPATION AGREEMENT IS A JOINT HEARING OF THE CITY OF EMERYVILLE CITY COUNCIL AND THE EMERYVILLE REDEVELOPMENT AGENCY. **Phase I Site**, generally bounded by Park Avenue, 45th Street, Hollis Street and San Pablo Avenue (known more specifically as Assessor's Parcel Numbers 049-1027-002, -003, -004, -016-01, -017, -018, -019, -020-01&02, 021, -022-01-02, -023-02, -024, -028, -029, -030, -031, -032, -033, & -034; 049-1029-001-3&4; 049-1031-003-01, & -004; 049-1041-059); **Future Expansion Site**, generally bounded by 45th Street, 53rd Street, Hollis Street, Doyle Street and the Emery Bay Village Complex (known more specifically as Assessor's Parcel Numbers 049-1041-011-04, -012-02, -013, -022, -023-01&02, -032-01, -041-03); **Alternative Future Expansion Site**, generally bounded by 45th Street, 47th Street, Doyle Street and the Berkeley Farm facility (known more specifically as Assessor's Parcel Numbers 049-1178-003; 049-1179-001; 049-1180-001,-002).

A. City Council Convenes

1. A Resolution of the City Council of the City of Emeryville, California, Certifying the Environmental Impact Report for the Kaiser Permanente Medical Center.

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2. A Resolution of the City Council of the City of Emeryville, California Making Findings and Imposing Mitigation Measures in Accordance with the California Environmental Quality Act for the Kaiser Permanente Medical Center Project, Adopting a Mitigation Monitoring and Reporting Program, and Adopting a Statement of Overriding Considerations.
3. A Resolution of the City Council of the City of Emeryville, California, Adopting Amendments to the City of Emeryville General Plan.
4. First Reading of An Ordinance of the City Council of the City of Emeryville, California, Amending Ordinance No.87-07 Approving and Adopting the Amendment to the Redevelopment Plan for the Shellmound Park Redevelopment Project.
5. Resolution of the City Council of the City of Emeryville Approving and Authorizing the Execution of a Participation Agreement between the Emeryville Redevelopment Agency, the City of Emeryville and Kaiser Foundation Hospitals.

(City Council recess)

B. Redevelopment Agency Convenes

1. Resolution of the Emeryville Redevelopment Agency Making Findings and Imposing Mitigation Measures in Accordance with the California Environmental Quality Act for the Kaiser Permanente Medical Center Project, Adopting a Mitigation Monitoring and Reporting Program, and Adopting a Statement of Overriding Considerations.
2. Resolution of the Emeryville Redevelopment Agency Approving and Authorizing Execution of a Participation Agreement between the Emeryville Redevelopment Agency, the City of Emeryville, and Kaiser Foundation Hospitals.

(Redevelopment Agency adjourns)

C. City Council Reconvenes

1. First Reading of An Ordinance of the City Council of the City of Emeryville Approving the Preliminary Development Plan for the Kaiser Permanente Medical Center Project Thereby Rezoning the Phase I Site and Future Expansion Site to Planned Unit Development/Commercial.
2. Resolution of the City Council of the City of Emeryville Approving the Final Development Plan for the Hospital Building Located on the Phase I Site for the Kaiser Permanente Medical Center Project.  
**(No action to be taken on this item until Second Reading of Item III.C.1.)**
3. First Reading of An Ordinance of the City Council of the City of Emeryville Approving a Development Agreement between the City of Emeryville and Kaiser Foundation Hospitals for Phase I of the Kaiser Permanente Medical Center Project and Authorizing the City Manager to Execute the Development Agreement on Behalf of the City of Emeryville.

(City Council adjourns)

IV. ADJOURNMENT

THE NEXT REGULAR MEETINGS OF THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY WILL BE HELD ON TUESDAY, DECEMBER 6, 1994, AT 7:15 P. M., AT 2449 POWELL STREET, 2ND FLOR, EMERYVILLE, CA 94608.