



AGENDA

Planning Commission

Planning Commissioners:

Jordan Wax	Chair
Rod Henmi	Vice Chair
Zoë Chafe	Commissioner
Sam Gould	Commissioner
Dianne Martinez	Commissioner
Robert Rivera	Commissioner
Maia Small	Commissioner

REGULAR MEETING

Thursday, August 28, 2025

6:30 PM

Council Chambers

**This meeting is being conducted in-person at
1333 Park Avenue, Emeryville, California.**

Please note the following change to the City's public comment procedures: Unless a Planning Commissioner is participating in the meeting remotely pursuant to AB 2449, remote public comment will not be accepted. Public comment may be provided in-person or via email, as set forth below. Members of the public desiring to provide comments as a part of the meeting are encouraged to either submit written comments by 3:00 p.m. prior to the meeting or to attend the meeting in person.

Planning Commission meetings are streamed live on Emeryville TV at www.emeryville.org/104/Planning-Commission. Additionally, public comment for Commission agenda items can be submitted online via our written comment card at www.emeryville.org/104/Planning-Commission. Written comments can also be submitted by email to plancomm@emeryville.org, or to the Community Development Director, Chadrick Smalley, at csmalley@emeryville.org. If you would like to support, oppose, or otherwise comment on an upcoming agenda item, please send in your comments prior to the meeting.

The link below allows public viewing of the meeting (there will be no public comment via Zoom).

Please click the link below to join:

<https://emeryville-org.zoom.us/j/87196514377>

Or Telephone: +1 669 900 6833

Webinar ID: 871 9651 4377

International numbers available: <https://emeryville-org.zoom.us/j/kcPpIPHNNM>

A complete copy of the agenda packet is available for viewing at the Information Center at City Hall, located at 1333 Park Avenue, Emeryville, California, and on the City's website at www.emeryville.org/104/Planning-Commission before the Planning Commission meeting. All writings that are public records and relate to an agenda item, which are distributed to a majority of the legislative body less than 72 hours prior to the meeting is noticed, will be made available via email by request to the Commission Secretary. The meeting is broadcast live on the City of Emeryville Television Channel (ETV), Cable Channel 27, and will be rebroadcast as part of the regular City agency bodies' meetings according to the published ETV schedule of programs. Planning Commission meetings will also be available to view through live media streaming accessible from the City of Emeryville website at www.emeryville.org/104/Planning-Commission.

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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 Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Planning Commission.

Members of the public desiring to provide comments as a part of the meeting are encouraged to either submit written comments by 3:00 p.m. prior to the meeting or to attend the meeting in person. The speaker's time is limited to 3 minutes and can only be extended upon approval of the Presiding Officer.

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.

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 at 510-450-7800, 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 will be made available for anyone with hearing difficulty and must be returned to the Commission Secretary at the end of the meeting.

The AGENDA for this regular meeting is as follows:

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **ELECTION OF CHAIR AND VICE CHAIR**
4. **PUBLIC COMMENT**
5. **APPROVAL OF ACTION MINUTES OF MAY 22, 2025**
6. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
7. **DISCLOSURE OF EX PARTE COMMUNICATIONS AND IDENTIFICATION OF CONFLICTS OF INTEREST**
8. **PUBLIC HEARINGS**
 - 8.1 **[Bay Center Life Science Project \(UPDR22-002\)](#)** – Consideration of a request for one-year extension of a Major Use Permit and Design Review for a new six story, 96-foot-tall building accommodating 210,000 square feet of Research and Development space and a new 595-space parking garage at 6425-6455 Christie Avenue that was approved by the Planning Commission on August 24, 2023. The project includes a Tree Removal Permit to remove one street tree on 65th Street; and removal of parking lanes along the north side of 64th Street and along the south side of 65th Street to accommodate construction of new wider sidewalks. This project was exempt from environmental review under State CEQA Guidelines Section 15332, which applies to infill development projects, and the “common sense exemption” at Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment. General Plan Land Use Classification: Mixed Use with Non-Residential; Zoning District: Mixed Use with Non-Residential (MUN) and Pedestrian Priority (PP) Overlay for a portion of 64th Street frontage (Owner/Applicant: Bay Center Investors, LLC c/o Harvest Properties) (APNs: 49-1491-7; -8; and -11)

- 8.2** [Tokyo Central Signs \(SIGN25-009\)](#) – Consideration of a Major Sign Permit for three wall signs and three blade signs for Tokyo Central grocery store at 5603 Bay Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15311(a), which applies to placement of on-premises signs; and the “common sense exemption” at State CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment. General Plan Land Use Classification: Mixed-Use with Residential and Regional Retail Overlay; Zoning District: PUD-4 South Bayfront. (Applicant: Nikki Vetzmadian/Arrow Sign Company) (Owner: Bay Street CenterCal, LLC c/o Kevin Hughes) (APN: 049-1039-008)
- 8.3** [Local Hazard Mitigation Plan \(LHMP\) \(GPA24-001\)](#) – Consideration of recommendation to the City Council concerning adoption of the updated 2025-2030 Local Hazard Mitigation Plan (2025-2029) to replace the existing LHMP Appendix to the Safety Element of the General Plan in accordance with Assembly Bill 2140. This project is exempt from environmental review under State CEQA Guidelines Section 15308, which applies to actions taken by regulatory agencies to assure the maintenance, restoration, enhancement, or protection of the environment, and the “general rule” at Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment.

9. PLANNING COMMISSIONERS’ COMMENTS

10. ADJOURNMENT

THE NEXT REGULAR MEETING WILL BE ON THURSDAY, SEPTEMBER 25, 2025, AT 6:30 P.M. AT EMERYVILLE CITY HALL, COUNCIL CHAMBERS, 1333 PARK AVENUE, EMERYVILLE, CA 94608