



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, December 11, 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/u/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.

You can request free copies of Planning Commission agendas in digital format by going to our website at www.emeryville.org/citycouncil. Simply fill out your information, check "Planning Commission Agendas", and click the "Subscribe" button. You will then receive an email or text message (or both) asking you to

confirm your subscription. Once completed, you will begin to receive notifications of Planning Commission meeting agendas.

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.

PLEASE NOTE: Planning Commissioner Rod Henmi will participate in the meeting remotely from the site listed below. The meeting agenda will be posted at the remote site, and the site is accessible to the public. Anyone wishing to address the Planning Commission from the remote site will be provided with an opportunity to do so.

LOCATION:

**6 Awataguchi Kajicho, Uan Tsuki, Higasshiyama-ku
Kyoto City, Kyoto, Japan 605-0051**

The AGENDA for this regular meeting is as follows:

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **COMMISSION MATTERS**
 - 3.1 **Planning Commission Meeting Schedule for 2026**
4. **PUBLIC COMMENT**
5. **APPROVAL OF ACTION MINUTES OF October 23, 2025**
6. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
7. **DISCLOSURE OF EX PARTE COMMUNICATIONS AND IDENTIFICATION OF CONFLICTS OF INTEREST**
8. **PUBLIC HEARINGS**
 - 8.1 **Benihana Signs (SIGN25-015)** -- Major Sign Permit for two gateway signs, two wall signs, and a shingle sign for Benihana at 1890 Powell 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 Non-Residential; Zoning District: PUD-1 Watergate Office Towers. (Applicant: Terri Blackstock/CDS Development) (Owner: Foon C Lee and King Bor Lee) (APN: 049 -1495-011)

- 8.2 Bicycle Parking (ORD25-001)** – Consideration of a recommendation to the City Council to approve proposed amendments to Title 9 (the Planning Regulations) of the Emeryville Municipal Code to modify bicycle parking requirements in Section 9-4.408 (Bicycle Parking) in Article 4 of Chapter 4. Approval of these amendments is not a project pursuant to State CEQA Guidelines section 15378 because it is an administrative activity that does not authorize any construction or other activities that could impact the environment. Even if this approval was considered to be a project, it is exempt from CEQA pursuant to the “common sense exemption” at CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the amendments may have a significant effect on the environment.
- 8.3 Housing Element Implementation: Program LL (ORD25-002)** - Consideration of a recommendation to the City Council to approve proposed amendments to the Title 9 (Planning Regulations) of the Emeryville Municipal Code to implement Program LL of the approved 2023-2031 Housing Element. Pursuant to State CEQA Guidelines Section 15162 and 15164, the City Council adopted an addendum to the General Plan EIR when it approved the 2023-2031 Housing Element, and the proposed amendments implement the Housing Element and are thus within the scope of activities analyzed by the Addendum and the General Plan EIR. Further, the proposed amendments are exempt from CEQA pursuant to Pub. Res. Code Section 21080.085 because they implement the schedule of actions in an approved Housing Element.

9. PLANNING COMMISSIONERS’ COMMENTS

10. ADJOURNMENT

THE NEXT REGULAR MEETING WILL BE ON THURSDAY, JANUARY 22, 2026, AT 6:30 P.M. AT EMERYVILLE CITY HALL, COUNCIL CHAMBERS, 1333 PARK AVENUE, EMERYVILLE, CA 94608