



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 27, 2026

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.

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 JUNE 25, 2026](#)**
6. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
7. **DISCLOSURE OF EX PARTE COMMUNICATIONS AND IDENTIFICATION OF CONFLICTS OF INTEREST**
8. **SCOPING SESSION**
 - 8.1 **[Sutter Hospital Medical Center Project Environmental Impact Report \(EIR\) Scoping Session \(PUD25-001\)](#)**. A public Scoping Session to accept comments from responsible agencies and the public about the scope of the EIR that will be prepared for the proposed Sutter Hospital Medical Center. This meeting gives the public and the Planning Commissioners an early opportunity to weigh in on the topics the Draft EIR should address, including traffic, air quality, noise, and other environmental issue areas. The City of Emeryville, as CEQA Lead Agency, will issue a Notice of Preparation on August 14, 2026, opening a 30-day public review period during which written comments may also be submitted.

The proposed project consists of a new 330-foot tall, 785,000 square foot hospital building; a new 55,600 square foot building for either medical office use or a 133-unit residential building; and conversion of two existing buildings to medical office uses totaling 563,200 square feet. General Plan Land Use Designation: Office/Technology; Zoning Designation: PUD-3 (Applicant/Owner: Sutter Health) (APNs: 49-1558-2; -4;-5;-6; 49-1544-2;49-1041-29-1)

9. PUBLIC HEARING

- 9.1** [Boot Barn Signage \(SIGN26-007\)](#). A Major Sign Permit for one illuminated wall sign and three signs on the tower structure for Boot Barn at 3938 Horton Street, Suite 200. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15311(a) which applies to accessory structures including on-premise signs, 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. General Plan Land Use Classification: Mixed-Use with Residential and Regional Retail Overlay. Zoning District: MUR Mixed Use with Residential, RR Regional Retail Overlay, and PP Pedestrian Priority Zone. (Applicant: David Ford/All Sign Services) (Owner: Benderson Development) (APN: 007-0617-022)

10 PLANNING COMMISSIONERS’ COMMENTS**11. ADJOURNMENT**

THE NEXT REGULAR MEETING WILL BE ON THURSDAY, SEPTEMBER 24, 2026, AT 6:30 P.M. AT EMERYVILLE CITY HALL, COUNCIL CHAMBERS, 1333 PARK AVENUE, EMERYVILLE, CA 94608