



## ACTION MINUTES

### 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

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**Thursday, May 22, 2025**

**6:30 PM**

**Council Chambers**

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**1. CALL TO ORDER**

The meeting was called to order by Jordan Wax at 6:33 pm.

**2. ROLL CALL**

Chair Jordan Wax  
Planning Commissioner Zoë Chafe  
Planning Commissioner Dianne Martinez  
Planning Commissioner Robert Rivera  
Planning Commissioner Maia Small

**3. SWEARING IN OF NEW PLANNING COMMISSIONER SAM GOULD**

Community Development Director Chadrick Smalley swore in the new Commissioner Sam Gould

**4. PUBLIC COMMENT**

One Public comment

**5. APPROVAL OF ACTION MINUTES OF MARCH 27, 2025**

**Moved:** Maia Small  
**Seconded:** Robert Rivera  
**Ayes:** (6) Chafe, Gould, Martinez, Rivera, Small, Wax  
**Noes:** (0)  
**Recused:** (0)  
**Absent:** (1) Henmi  
**Abstain:** (0)

**6. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

*April 1 Council Meeting*

- Council received annual reports from various advisory committees including a report on Strategic Planning process
- Authorized grant of approximately \$266K for Bay Bridge Apartments for operating and replacement reserves
- Granted a waiver from the Noise Ordinance for paving in various locations for the overall paving program effective through October
- Authorized loan of \$12.7 million for the 4300 San Pablo Intergenerational Affordable Housing project
- Amended the Fiscal 2025-2027 budget for the City

*April 15 Council Meeting*

- Received Annual report from the Police Department
- Updated development impact fees for fiscal year 2025-2026 and also amended the fee schedule for fiscal year 2026

*Announcement*

- Applications for the Nelly Hannon Gateway affordable housing project are open until May 26

**7. DISCLOSURE OF EX PARTE COMMUNICATIONS AND IDENTIFICATION OF CONFLICTS OF INTEREST**

Planning Commissioner Robert Rivera recused on item 9.2 due to proximity of the Commissioner's residence. He did not return to the meeting.

**8. ADMINISTRATIVE ITEMS**

- 8.1 Annual Active Transportation Plan (ATP) Report.** Review of the first annual report on progress made towards Active Transportation Plan (ATP) goals and policies since plan adoption in October 2023. This informational item is consistent with ATP policy recommendation A-5: *Plan Evaluation* that requires regular updates on plan implementation to relevant City committees, the Commission and the City Council.

Navarre Oaks presented and responded to Commissioners' questions.

Public comment opened  
Public comment closed

**9. PUBLIC HEARINGS**

- 9.1 Rivian Service Center (UP25-002)** – Consideration of a Major Conditional Use Permit to allow an electric vehicle service center ("Motor Vehicle Sales and Services - Repair and Service") in three existing buildings at 1483, 1487, and 1499 67th Street. The 61,775-square-foot facility will service Rivian electric vehicles with ancillary storage and office uses. CEQA: This project is 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: Industrial; Zoning District: Heavy Industrial (INH). (Applicant: Landon Bradshaw/Arcadis Architecture) (Owner: 66th and 67th Street LLC c/o Gen Yasuda) (APNs 049-1511-012-01; 049-1511-015-04 & -05)

Alyssa Chung presented and responded to Commissioners' questions.

Karolina Kaczmarczyk - Sr. Regional Development Manager and Zach Ryburn - Lead Real Estate presented and responded to Commissioners' questions.

Public comment opened  
Public comment closed

Approved application for the Rivian Service Center as amended by the city staff to the condition of approval

**Moved:** Dianne Martinez

**Seconded:** Maia Small

**Ayes:** (6) Chafe, Gould, Martinez, Rivera, Small, Wax

**Noes:** (0)

**Recused:** (0)

**Absent:** (1) Henmi

**Abstain:** (0)

- 9.2 Marketplace Project Development Agreement (DA) Amendment (DA15-001).**  
Consideration of a Major Amendment to postpone payment of required housing fees to allow the applicant the opportunity to obtain planning and building permits for a potential housing project on Parcels A and B, and to extend the term of the DA. CEQA: This action is 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 extending time for compliance with terms in the Agreement may have a significant effect on the environment (Owner/Applicant: Emeryville Holdings (DE) LLC, c/o Oxford Properties Group)(APNs: 49-1556-15; -16; -17; and -24)

Chadrick Smalley presented and responded to Commissioners’ questions.

Public comment opened  
Public comment closed

Recommend approval of the proposed DA Amendment for the marketplace redevelopment project.

**Moved:** Samuel Gould  
**Seconded:** Zoe Chafe  
**Ayes:** (5) Chafe, Gould, Martinez, Small, Wax  
**Noes:** (0)  
**Recused:** (1) Rivera  
**Absent:** (1) Henmi  
**Abstain:** (0)

**10. PLANNING COMMISSIONERS’ COMMENTS**

**11. ADJOURNMENT**

The meeting was adjourned at 8:32 pm

**THE NEXT REGULAR MEETING WILL BE ON THURSDAY JUNE 26, 2025, AT 6:30 P.M. AT EMERYVILLE CITY HALL, COUNCIL CHAMBERS, 1333 PARK AVENUE, EMERYVILLE, CA 94608**