



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

Thursday, August 28, 2025

6:30 PM

Council Chambers

1. CALL TO ORDER

The meeting was called to order by Jordan Wax at 6:31 pm.

2. ROLL CALL

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

3. ELECTION OF CHAIR AND VICE CHAIR

Substitute Motion failed for Commissioner Henmi as Chair and Commissioner Gould as Vice Chair.

Moved: Gould

Seconded: Small

Ayes: (1) Gould

Noes: (5) Chafe, Henmi, Martinez, Rivera, Small

Recused: (0)

Abstain (1) Wax

Motion approved for continuous Chair Wax as Chair and Vice Chair Henmi continue as Vice **Chair**.

Moved: Rivera

Seconded: Martinez

Ayes: (7) Chafe, Gould, Henmi, Martinez, Rivera, Small, Wax

Noes: (0)

Recused: (0)

Abstain (0)

4. PUBLIC COMMENT

None.

5. APPROVAL OF ACTION MINUTES OF MAY 25, 2025

Motion was approved of Action Minutes of May 25, 2025

Moved: Martinez
Seconded: Vice Chair Henmi
Ayes: (7) Chafe, Gould, Henmi, Martinez, Rivera, Small, Wax
Noes: (0)
Recused: (0)
Abstain (0)

6. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT*June 3 Council Meeting*

- Approved sidewalk café permits for 3 new Bay Wheels bike share stations (Huchiu Park, Powell Street at Commodore and Vallejo Street at 66th Street).
- Adopted the Fiscal Year 26 and Fiscal Year 27 budget.

June 17 Council Meeting

- Special Meeting for appointments of committees including the Planning Commission Meeting.
- Regular Meeting included an acceptance of a \$250,000 grant from MTC's Transit Oriented Communities' (TOC) program to be used by Community Development Department to evaluate reinstituting inclusionary housing requirements.
- Approved the artists for the 8th phase of the bus shelter art program.
- Approved the installation of a sculpture for the Rotten City Cultural District in place of the existing non-functional windmill at the corner of Powell and Hollis.
- Authorized contract for building services for the next 2 fiscal years.
- Approved the first reading of the ordinance for that major amendment of the public market development agreement
- First Annual report on the Active Transportation Plan implementation was received by the City Council. The Planning Commissioners also received the report at the May meeting.

July 1 Council Meeting

- Authorized execution of contract for Environmental Impact Report for the Sutter project with Urban Planning Partners.
- Authorized a revised letter of commitment for a grant application by San Francisco Estuary Institute for sea level rise planning funds.
- Adopted 2025 Housing Affordability Table and contract with Weiss Associates for remedial design investigation of the property of 1245 Powell, formerly Boyd's Auto Body.
- Approved the second reading of the ordinance for that Major Amendment of the Public Market Development Agreement.

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

None.

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)

Miroo Desai, Planning Manager presented and responded to Commissioner questions.

Open Comments.

Closed Comments.

MOTION TO APPROVE ONE YEAR EXTENSION OF THE APPROVAL OF CONDITIONAL USE PERMIT AND DESIGN REVIEW TO 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.

Moved: Gould
Seconded: Small
Ayes: (7) Chafe, Gould, Henmi, Martinez, Rivera, Small, Wax
Noes: (0)
Recused: (0)
Abstain (0)

8.1 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)

Alyssa Chung, Assistant Planner presented and responded to Commissioner questions.

MOTION TO APPROVE “TOKYO CENTRAL’ SIGNAGE AT 5603 BAY STREET

Moved: Rivera
Seconded: Chafe
Ayes: (7) Chafe, Gould, Henmi, Martinez, Rivera, Small, Wax
Noes: (0)
Recused: (0)
Abstain (0)

- 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.

Pedro Jimenez, Assistant City Manager, presented and responded to Commissioner questions.

MOTION TO RECOMMENDING THAT THE CITY COUNCIL AOPT THE 2025-2030 LOCAL HAZARD MITIGATION PLAN (LHMP) TO REPLACE THE EXISTING LHMP IN THE APPENDIX TO THE SAFETY ELEMENT OF THE GENRAL PLAN IN ACCORDANCE WITH SSEMBLY BILL 2140

Moved: Martinez
Seconded: Vice Chair Henmi
Ayes: (7) Chafe, Gould, Henmi, Martinez, Rivera, Small, Wax
Noes: (0)
Recused: (0)
Abstain (0)

11. PLANNING COMMISSIONERS' COMMENTS

12. ADJOURNMENT

The meeting was adjourned at 7:30 pm

THE NEXT REGULAR MEETING WILL BE ON THURSDAY, OCTOBER 23, 2025, AT 6:30 P.M. AT EMERYVILLE CITY HALL, COUNCIL CHAMBERS, 1333 PARK AVENUE, EMERYVILLE, CA 94608