



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 27, 2026

6:30 PM

Council Chambers

1. CALL TO ORDER

The meeting was called to order by Jordan Wax at 6:30 pm.

2. ROLL CALL

Planning Commissioner Zoe Chafe
Planning Commissioner Sam Gould
Planning Commissioner Diane Martinez
Planning Commissioner Robert Rivera
Vice Chair Rod Henmi
Chair Jordan Wax

3. ELECTION OF CHAIR AND VICE CHAIR

Motion to nominate Vice Chair Henmi and Chair Wax to keep their current role as Vice Chair and Chair

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

4. PUBLIC COMMENT

Public Comment Opened
Public Comment Closed

5. APPROVAL OF ACTION MINUTES OF JUNE 25, 2026

Approved with minor edit on Section 4 to correct Small was not absent

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

6. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT*July 7th City Council Meeting*

- Received the annual ATP report (as reviewed by Commission at June meeting)
- Adopted 2026-2027 Affordable Housing Table

July 21st City Council Meeting

- Held 1st study session on Sutter Hospital project
- Accepted donations of artworks generated through Rotten City Cultural District residency program
- Approved a correction to the amount of a 2026 Visual Arts Grant.

Upcoming Events:

- Jasmine Singh Rosado's RCCD Residency began July 15th and runs through August 30th, with a closing event on August 29th at 5pm at headquarters (Bay Street); Next up is On the Preciousness of Water, group show by Archana Horsting, opening reception September 10th 6-9pm;
- ECAP is holding a grand opening/ribbon cutting on September 18th 9:30am – 11:30am;
- Coastal Cleanup September 19th 9am to noon at Fire Station 34
- Restaurant Week will be October 1st through 11th
- Annual Art Exhibition opening night will be October 2nd 6pm-9pm
- Harvest festival October 3rd 11a-3p

Notable Milestones:

- Certificate of Occupancy for five ground floor units at Parc on Powell issued June 17th
- Received application for a new Cotti coffee shop tenant improvements at Starbucks at East Bay Bridge and Maruwu Seicha boba shop at Bay Street
- Application for tax credits for 4300 San Pablo Avenue Intergenerational Affordable Housing Project submitted in July.

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

None

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)

Lynette Dias, Founder, Urban Planning Partners and team presented the scope of EIR and responded to Commissioner's questions.

Public Comment Opened

Public Comment Closed

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)

Alyssa Chung, Associate Planner and Ryan Brewer, Neon presented and responded to Commissioners’ questions.

Public Hearing Opened

Public Hearing Closed

Approved resolution of Boot Barn Signage

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

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

The meeting was adjourned at 8:45 pm

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