



## 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

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Thursday, April 23, 2026

6:30 PM

Council Chambers

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**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](http://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](http://www.emeryville.org/104/Planning-Commission). Written comments can also be submitted by email to [plancomm@emeryville.org](mailto:plancomm@emeryville.org), or to the Community Development Director, Chadrick Smalley, at [csmalley@emeryville.org](mailto: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/j/87196514377>

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](http://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](http://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](http://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. **PUBLIC COMMENT**
4. **APPROVAL OF ACTION MINUTES OF [FEBRUARY 26, 2026](#)**
5. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
6. **DISCLOSURE OF EX PARTE COMMUNICATIONS AND IDENTIFICATION OF CONFLICTS OF INTEREST**
7. **PUBLIC HEARINGS**
  - 7.1 **[1264 Ocean Avenue Tree Removal \(TREE25-001\)](#)**. Consideration of a Tree Removal Permit to allow the removal of one Raywood Ash (*Fraxinus angustifolia* 'Raywood') tree on the north side of Ocean Avenue between Doyle Street and Vallejo Street, to allow for a new residential driveway. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301(c) which applies to minor alterations to existing streets, sidewalks, and similar facilities; Section 15304(b), which applies to new gardening and landscaping; 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 Designation: Medium Density Residential; Zoning Designation: Medium Density Residential (RM) and North Hollis District (N-H). (Applicant/Owner: Gunkel Architecture/Conrad Kong) (APN: 49-1469-008)
  - 7.2 **[Housing Element Implementation: Program LL \(GPA 26-001 and ORD26-002\)](#)** - Consideration of a recommendation to the City Council to approve a General Plan Amendment and an amendment to Title 9 (Planning Regulations) of the Emeryville Municipal Code to implement Program LL of the approved 2023-2031 Housing Element by eliminating the bonus FAR in the lowest category of the Maximum Floor Area Ratios Map (Figure 2-3) by replacing

“0.5/1.0” with “1.0/No Bonus;” and to eliminate the bonus density in the lowest category of the Maximum Residential Densities Map (Figure 2-6) by replacing “20/35” with “35/No Bonus.” CEQA Status: 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 Public Resources Code Section 21080.085 because they implement the schedule of actions in an approved Housing Element.

**8. PLANNING COMMISSIONERS’ COMMENTS**

**9. ADJOURNMENT**

**THE NEXT REGULAR MEETING WILL BE ON THURSDAY, MAY 28, 2026, AT 6:30 P.M. AT EMERYVILLE CITY HALL, COUNCIL CHAMBERS, 1333 PARK AVENUE, EMERYVILLE, CA 94608**