



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, October 23, 2025

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

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

3. PUBLIC COMMENT

None

4. APPROVAL OF ACTION MINUTES OF AUGUST 28, 2025

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

5. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

September 2 Council Meeting

- Held study session on Committee composition and appointment process;
- Authorized execution of annual CDBG agreement with Alameda County;
- Authorized execution of contract amendment for interim chief building official services with WC3; and
- Received an update on the Art Center project including authorization of contract with CCS for capital fundraising strategy services.

September 16 Council Meeting

- Proclaimed October Arts and Culture Month in Emeryville;
- Adopted Local Hazard Mitigation Plan (as recommended by Commission); and

- Authorized execution of License Agreement with Dorothy Day House for use of 4300 San Pablo Avenue

Events

- (Past) Harvest Festival, Arts and Culture Month – A number of events were organized for this occasion including Annual Celebration of the Arts, Public Art tours, panel discussions, opening of Gallery 4509, Clay with your Food event.. The City hopes to continue such programming in future.
- (Upcoming) Events include , a panel discussion for artists interested in public art commissions, coincident with “Stamped and Approved” show at RCCD headquarters at Bay Street; a show by artists commissioned by the City and Emeryville developers; Movie in the Park (nightmare before Christmas) at Huichin park; a National Take Back day (prescription drugs) at Police sSation; and tree lighting and holiday parade will be December 5.

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

None.

7. PUBLIC HEARINGS

- 7.1 BESS Berkeley Emergency Storm Shelter (UP25-003)** – Consideration of a Conditional Use Permit application for a temporary winter shelter at the former City Recreation Center located at 4300 San Pablo Avenue. The shelter will operate from December 1, 2025, to April 15, 2025. CEQA Status: This project is exempt from environmental review under California State CEQA Guidelines Section 15301, which applies to minor alteration of existing structures involving negligible or no expansion of use, 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, Major Transit Hub, and Neighborhood Retail Overlay; Zoning District: Mixed Use with Residential (MUR), Transit Hub Overlay (TH), Neighborhood Retail Overlay (RR) and Pedestrian Priority Zone (PP). (Applicant: Dorothy Day House – Roshone Atkins) (Owner: City of Emeryville) (APNs: 49-1079-14-1 and -17-1)

Alyssa Chung presented and responded to Commissioners’ questions.

Recommendation to approve the conditional use permit.

Moved: Small

Seconded: Gould

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

Noes: (0)

Recused: (0)

Absent (0)

Abstain (0)

- 7.2 Bicycle Parking (ORD25-001)** – Consideration of a recommendation to the City Council to approve proposed amendments to Title 9 (the Planning Regulations) of the Emeryville Municipal Code to modify bicycle parking requirements in Section 9-4.408 (Bicycle Parking) in Article 4 of Chapter 4. This project is exempt from environmental review under State CEQA Guidelines under 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.

Navarre Oaks presented and responded to Commissioners’ questions.

8. PLANNING COMMISSIONERS’ COMMENTS

9. ADJOURNMENT

The meeting was adjourned at 7:18 pm

THE NEXT REGULAR MEETING WILL BE ON THURSDAY, December 11, 2025 AT 6:30 P.M. AT EMERYVILLE CITY HALL, COUNCIL CHAMBERS, 1333 PARK AVENUE, EMERYVILLE, CA 94608