



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, February 26, 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

Chair Jordan Wax
Planning Commissioner Sam Gould
Planning Commissioner Dianne Martinez
Planning Commissioner Maia Small

3. PUBLIC COMMENT

None

4. APPROVAL OF ACTION MINUTES OF DECEMBER 11, 2025

Moved: Martinez
Seconded: Gould
Ayes: (4) Gould, Martinez, Small, Wax
Noes: (0)
Recused: (0)
Absent (0) Chafe, Henmi, Rivera
Abstain (0)

5. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

City Council Meeting January 20th

- Authorized amendment of contract with ABG Art Group for cultural district programs for 2026
- First reading of program LL ordinance amendments (recommended by PC 12/11)
- First reading of bike parking ordinance amendments (recommended by PC 12/11)

City Council Meeting: February 3rd

- Proclamation recognizing February as Black History month
- Second reading of Program LL amendments, second reading of bike parking amendments

City Council Meeting February 17th

- Authorized amendment of contract with preservation arts for public art collection maintenance

Council Meeting February 20th

- Held strategic planning session at ECDC
- Reviewed the Strategic Plan
- Established four priorities: 40th St multimodal, Sutter Health, revenue measures, and the Art Center

Past Events:

- Tokyo Central grand opening January 31st, very well attended
- Planet fitness opening February 16th, also well attended despite rain, included remarks from artists involved in augmented reality mural

Upcoming Events:

- Erin Fong, Emeryville artist, bringing color education to the community. Erin’s work is featured as the artist selected for the official Super Bowl color palette, with 60 works on display at the Moscone Center as part of the Super Bowl Experience. Final community Color Workshop: Saturday, March 14 10:00 AM – 12:00 PM ECCL Building.
- Visual arts grants deadline is tomorrow (February 27th)
- Expecting 30 applications for over \$500k RCCD Residencies deadline March 1st.
- RCCD Film festival on March 21st.

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

None.

7. ADMINISTRATIVE ITEMS

- 7.1 General Plan Annual Progress Report** - Review of the annual progress report on implementation of the General Plan, including the Housing Element, in Calendar Year 2025, for submittal to the Governor’s Office of Planning and Research and the California Department of Housing and Community Development.

Navarre Oaks presented and responded to Commissioners’ questions.

Valerie Bernardo presented and responded to Commissioners’ questions.

8. PUBLIC HEARINGS

- 8.1 Housing Element Implementation: Programs B, HH and KK (ORD26-001)** - Consideration of a recommendation to the City Council to approve proposed amendments to the Title 9 (Planning Regulations) of the Emeryville Municipal Code to implement Programs B, HH, and KK of the approved 2023-2031 Housing Element. 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.

Navarre Oaks presented and responded to Commissioners’ questions.

Public Hearing Opened. 1 comment

Public Hearing Closed

Recommendation to City Council adopt proposed ordinance amendments implementing Housing Element program B, HH and KK

Moved: Gould
Seconded: Small
Ayes: (4) Gould, Martinez, Small, Wax
Noes: (0)
Recused: (0)
Absent (0) Chafe, Henmi, Rivera
Abstain (0)

9. PLANNING COMMISSIONERS’ COMMENTS

10. ADJOURNMENT

The meeting was adjourned at 7:25 pm

THE NEXT REGULAR MEETING WILL BE ON THURSDAY, MARCH 26, 2026 AT 6:30 P.M. AT EMERYVILLE CITY HALL, COUNCIL CHAMBERS, 1333 PARK AVENUE, EMERYVILLE, CA 94608