



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, April 23, 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 Robert Rivera
Planning Commissioner Maia Small
Vice Chair Rod Henmi
Chair Jordan Wax

3. PUBLIC COMMENT

None

4. APPROVAL OF ACTION MINUTES OF FEBRUARY 26, 2026

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

5. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

City Council Meeting March 3rd

- No Community Development Department items, authorized program for free little libraries in right of way
- 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 March 17th

- Held study session on arts center (direction to pursue operating entity first model and provide initial operating support to entity)
- Received annual reports from EDAC and PAC
- Authorized submittal of General Plan Annual Report to state (recommended by PC February 26th)
- Authorized submittal of applicant for Prohousing Incentive Program grant funds to help preserve the 45th St. Artists co-op

City Council Meeting April 7th

- Received annual report from Housing Committee
- Adopted first reading of Housing Element Program B, HH, KK ordinance amendments (recommended by PC February 26th)

Council Meeting February 20th

- Approved final design of 40th Street Public Art project
- Received Fiscal Year 2024-2025 affordable housing annual report
- Adopted 2nd reading of Program B, HH, KK amendments
- Held public hearing on annual development impact fee updates
- Considered request for permanent financing loan for 4300 San Pablo Avenue Intergenerational Affordable Housing Project, did not act, requested further discussion

Past Events:

- March 21st 2nd Emeryville Film Festival produced through RCCD
- March 28th Healthy Families Festival was held on March 28th
- April 18th SF Opera in a box was held at Christie Park

Upcoming Events:

- April 25th Shoreline cleanup 9am to noon at Shorebird Park
- May 2nd Disaster preparedness event from 10am to 1pm at ECCL
- May 9th Water Safety Day from 12pm to 3pm at ECCL pool
- May 15th RCCD residencies ongoing, currently Freddie Sizemore through May 1st, 2nd and 3rd, see rottencityculturaldistrict.com for details
- April 15th and 16th, former Community Development Director Charlie Bryant graciously agreed to offer “the Charlie Tours” of the City to new staff members, accompanied by Senior Civil Engineer Mike Roberts and Planning Manager Miroo Desai, thanks to all involved.

Notable Milestones:

- March 26th Ribbon Cutting for Nellie Hannon Gateway Tenant Improvement Building Permit issued to Rivian.
- April 14th Tenant Improvement building permit issued for Boot Barn on April 14th.

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

Planning Commissioner Maia Small to be recuse from Item 7.1 as she lives within the proximity of particular issue.

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)

Alyssa Cheung, Assistant Planner presented and with Brad Gungl responded to Commissioners' questions.

Public comment open
 Public comment closed

Approve staff recommendation of the tree removal permit subject to the conditions of approval.

Moved: Henmi
Seconded: Gould
Ayes: (5) Chafe, Gould, Rivera, Henmi, Wax
Noes: (0)
Recused: (1) Small
Absent (1) Martinez
Abstain (0)

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.

Navarre Oakes, Senior Planner presented and responded to Commissioners' questions.

Public comment open
 Public comment closed

Approval of the changes as proposed to the City Council.

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

PLANNING COMMISSIONERS' COMMENTS

10. ADJOURNMENT

The meeting was adjourned at 7:06 pm

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