



ACTION MINUTES

Planning Commission

ChafPlanning 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, September 24, 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. PUBLIC COMMENT

Public Comment Opened
Public Comment Closed

4. APPROVAL OF ACTION MINUTES OF August 27, 2026

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

5. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

September 1st – City Council Meeting

- Authorized contract with Operation Dignity for homeless services
- Authorized agreement with Alameda County for Fiscal 2027 CDBG funds
- Authorized contract amendment for organizational development in connection with art center
- Held public hearing and set Fiscal 2027 tax rates for affordable housing bond debt service
- Discussed, but eventually held over, motion on league of cities conference resolution

September 15th – City Council Meeting

- Approved update to Title 6 program
- Revisited Cal cities resolution and voted to vote no on resolution proposed by Murietta to convene working group to explore solutions, may include constitutional amendment, on local land use control

Upcoming Events:

- “On the Preciousness of Water”, a group show by Archana Horsting, is now open. The closing party will be held on Saturday, September 26th between 6pm-9pm.
- Restaurant Week will be held between October 1st through 11th
- Annual Art Exhibition opening night will be on October 2nd 6pm-9pm
- Annual Harvest festival will be held on October 3rd between 11am to 3pm. The City website includes details scheduled cultural district events that will be held.

Notable Milestones:

- City of Emeryville received a Helen Putnam Award for excellence in Economic Development through the Arts category for the Rotten City Cultural District program. The award will be presented formally at the October 6th City Council.
- TCO issued for Rivian in the fourth week of September.

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

None

8. SCOPING SESSION

8.1 Pro-Housing Designation (STUDY 26-001) A review of Prohousing Designation Program application requirements and a recommendation that the City Council approve submittal of the application to the California Department of Housing and Community Development (HCD).

Motion to recommend to the City Council to authorize the submittal of the application for Pro Housing Designation

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

Navarre Oakes, Senior Planner and Valerie Bernardo, Economic Development and Housing Manager presented and responded to Commissioner’s questions.

Public Comment Opened
Public Comment Closed

10. PLANNING COMMISSIONERS’ COMMENTS

11. ADJOURNMENT

The meeting was adjourned at 6:58 pm

THE NEXT REGULAR MEETING WILL BE ON THURSDAY, OCTOBER 22, 2026 AT 6:30 P.M. AT EMERYVILLE CITY HALL, COUNCIL CHAMBERS, 1333 PARK AVENUE, EMERYVILLE, CA 94608