



Planning Commission

1 **DRAFT MINUTES OF THE REGULAR PLANNING COMMISSION MEETING**
2 **December 3, 2025**

3 The meeting was called to order at 6:04 p.m.

4 **Location:** North Berkeley Senior Center, 1901 Hearst Avenue, Berkeley, CA 94709

5 **1. ROLL CALL:**

6 **Commissioners Present:** Jeff Vincent, Christina Oatfield, Charles Kahn, Alfred Twu, Savlan
7 Hauser, Angela Wang, Blaine Merker

8 **Commissioners Absent:** Emily Marthinsen, Darrell Owens

9 **Staff Present:** Secretary Justin Horner, Clerk Faye Messner, Anne Burns

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11 **2. LAND ACKNOWLEDGEMENT**

12 The City of Berkeley recognizes that the community we live in was built on the territory of
13 xučyun (Huchiun (Hooch-yoon)), the ancestral and unceded land of the Chochenyo (Cho-
14 chen-yo)-speaking Ohlone (Oh-low-nee) people, the ancestors and descendants of the
15 sovereign Verona Band of Alameda County. This land was and continues to be of great
16 importance to all of the Ohlone Tribes and descendants of the Verona Band. As we begin
17 our meeting tonight, we acknowledge and honor the original inhabitants of Berkeley, the
18 documented 5,000-year history of a vibrant community at the West Berkeley Shellmound,
19 and the Ohlone people who continue to reside in the East Bay. We recognize that Berkeley's
20 residents have and continue to benefit from the use and occupation of this unceded stolen
21 land since the City of Berkeley's incorporation in 1878. As stewards of the laws regulating
22 the City of Berkeley, it is not only vital that we recognize the history of this land, but also
23 recognize that the Ohlone people are present members of Berkeley and other East Bay
24 communities today. The City of Berkeley will continue to build relationships with the Lisjan
25 Tribe and to create meaningful actions that uphold the intention of this land
26 acknowledgement.

27 **3. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA: 0**

28 **4. ORDER OF AGENDA:** No change

29 **5. CHAIRPERSON REPORT:**

- 30 • Acting Chair Hauser had no report.
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32 **6. AD HOC SUBCOMMITTEES AND LIASON COMMENTS**

- 33 • None
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35 **7. COMMISSIONER ANNOUNCEMENTS**

- 36 • None
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38 **8. STAFF ANNOUNCEMENTS**

39 • **Upcoming PC Meeting Items:**

40 • January:

- 41 • Density Bonus staking in the Adeline Corridor Commercial District
42 • Nonconforming Uses, Density and Permit Requirements (Middle Housing Trailer)

43 • February:

- 44 • Small Business Policies – Corridors

45 • March:

- 46 • Discussion: Safety and Environmental Justice Elements

47 • **Upcoming City Council Items:**

- 48 • December 2: C-T Retail Alcohol Sales 1st Reading
49 • January 20: SB 684, ADU Condos, Undergrounding of Transformers
50 • San Pablo Public Review Draft deadline for Comments January 9th
51 • City Council RRV Process to take place in February

52 **9. APPROVAL OF MINUTES:**

53 Motion/Second (Vincent/Merker) to approve the Planning Commission Meeting Minutes from
54 November 5, 2025.

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56 Ayes: Merker, Vincent, Oatfield, Kahn, Twu, Hauser and Wang. Noes: None. Abstain: None
57 Absent: Owens, Marthinsen (7-0-0-2). Motion passed.
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59 **10. ACTION AND DISCUSSION ITEMS**

60 **A. Amendments to Title 23 (Zoning) to permit by-right approval of qualifying housing**
61 **projects on sites identified in previous Housing Elements, and revisions related to**
62 **Design Review for such projects and for Middle Housing projects in the Multi-Use**
63 **Residential (MU-R) zoning district.**

64 Principal Planner Justin Horner presented proposed amendments to BMC Title 23 to permit by-
65 right approval of qualifying housing projects on sites identified in previous Housing Elements,
66 and revisions related to Design Review for such projects and for Middle Housing projects in the
67 Multi-Use Residential (MU-R) zoning district. Commissioners took public comment, asked
68 questions and made comments including but not limited to: sensitivity to adding more time to
69 entitlement process for projects intended to be streamlined, the impacts of design review in
70 manufacturing districts and maintaining alignment with the intentions of Middle Housing.

71 **Public Comments: 1**

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Motion/Second (Oatfield/Vincent) to close the public comment.

Ayes: Merker, Vincent, Oatfield, Kahn, Twu, Hauser and Wang. Noes: None. Abstain: None
Absent: Owens, Marthinsen (7-0-0-2). Motion passed.

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Motion/Second (Kahn/Vincent) to approve staff recommendation.

Ayes: Merker, Vincent, Kahn, Twu, Hauser and Wang. Noes: Oatfield. Abstain: None Absent:
Owens, Marthinsen (6-1-0-2). Motion passed.

83 **B. Discussion: 2026 Planning Commission Calendar and Meeting Start Time**

84 Assistant Planner Faye Messner presented the proposed schedule of Planning Commission
85 meetings for 2026. Commissioners took public comments, asked questions and made
86 comments including, but not limited to: preference for meeting dates consistently on the first
87 Wednesday of the month and a new start time of 6:30pm.

88 **Public Comments: 0**

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Motion/Second (Kahn/Oatfield) to adopt the 2026 Planning Commission Calendar without
alternate dates and start time of 6:30 pm.

Ayes: Merker, Vincent, Oatfield, Kahn, Twu, Hauser and Wang. Noes: None. Abstain: None
Absent: Owens, Marthinsen (7-0-0-2). Motion passed.

95 **11. CORRESPONDENCE**

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97 **12. NEXT COMMISSION MEETING: Wednesday, January 21 at 6:30pm**

98 **13. ADJOURN**

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Motions/Second/Carried (Kahn/Merker) to adjourn the meeting at 6:56 pm.

Ayes: Merker, Vincent, Oatfield, Kahn, Twu, Hauser and Wang. Noes: None. Abstain: None
Absent: Owens, Marthinsen (7-0-0-2). Motion passed.

Members of the public in attendance: 1

Public Speakers: 1

Length of the meeting: 1 hour