

AGENDA

BERKELEY CITY COUNCIL MEETING

Tuesday, February 24, 2026

6:00 PM

SCHOOL DISTRICT BOARD ROOM - 1231 ADDISON STREET, BERKELEY, CA 94702

ADENA ISHII, MAYOR

COUNCILMEMBERS:

DISTRICT 1 – RASHI KESARWANI

DISTRICT 2 – TERRY TAPLIN

DISTRICT 3 – BEN BARTLETT

DISTRICT 4 – IGOR TREGUB

DISTRICT 5 – SHOSHANA O'KEEFE

DISTRICT 6 – BRENT BLACKABY

DISTRICT 7 – CECILIA LUNAPARRA

DISTRICT 8 – MARK HUMBERT

*This meeting will be conducted in a hybrid model with both in-person and virtual attendance. Attend this meeting remotely using [Zoom](#). To request to speak, use the “raise hand” function in Zoom. To join by phone: Dial **1-669-254-5252 or 1-833-568-8864 (Toll Free)** and enter **Meeting ID: 160 174 6819**. To provide public comment, Press *9 and wait to be recognized by the Chair. To submit a written communication for the public record, email council@berkeleyca.gov.*

Live captioned broadcasts of Council meetings are available on B-TV (Channel 33) and via [internet video stream](#). All Council meetings are recorded.

This meeting will be conducted in accordance with the Brown Act, Government Code Section 54953. Any member of the public may attend this meeting, however, if you are feeling sick, please do not attend the meeting in person. The City Council may take action related to any subject listed on the Agenda.

Pursuant to the City Council Rules of Procedure and State Law, the presiding officer may remove, or cause the removal of, an individual for disrupting the meeting. Prior to removing an individual, the presiding officer shall warn the individual that their behavior is disrupting the meeting and that their failure to cease their behavior may result in their removal. The presiding officer may then remove the individual if they do not promptly cease their disruptive behavior. “Disrupting” means engaging in behavior during a meeting of a legislative body that actually disrupts, disturbs, impedes, or renders infeasible the orderly conduct of the meeting and includes, but is not limited to, a failure to comply with reasonable and lawful regulations adopted by a legislative body, or engaging in behavior that constitutes use of force or a true threat of force.

Government Code Section 84308 (Levine Act) - Parties to a proceeding involving a license, permit, or other entitlement for use are required to disclose if they made contributions over \$500 within the prior 12 months to any City employee or officer. Parties and participants with a financial interest are prohibited from making more than \$500 in contributions to a decisionmaker for the 12 months after the final decision is rendered on the proceeding. The above contribution disclosures and restrictions do not apply when the proceeding is competitively bid, or involves a personnel or labor contract. For more information, see Government Code Section 84308.

Preliminary Matters

Roll Call:

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

Ceremonial Matters: *In addition to those items listed on the agenda, the Mayor may add additional ceremonial matters.*

City Manager Comments: *The City Manager may make announcements or provide information to the City Council in the form of an oral report. The Council will not take action on such items but may request the City Manager place a report on a future agenda for discussion.*

Public Comment on Non-Agenda Matters: *Up to ten persons will be selected to address matters not on the Council agenda. If five or fewer persons are identified to provide non-agenda comment, each person selected will be allotted two minutes each. If more than five persons are selected to address matters not on the Council agenda, each person selected will be allotted one minute each.*

In-person attendees wishing to address the Council on matters not on the Council agenda during the initial ten-minute period for such comment, must submit a speaker card to the City Clerk in person at the meeting location and prior to the moment that the Presiding Officer calls for public comment on non-agenda items. Remote attendees must raise their hand in the videoconference application when the Presiding Officer calls for non-agenda speakers. The first five raised hands on the videoconference application will be selected to speak and the first five cards drawn at the meeting will be selected to speak. The number of in-person and remote speakers selected may be adjusted by the Presiding Officer if fewer than five speakers from either format are identified.

The remainder of the speakers wishing to address the Council on non-agenda items will be heard at the end of the agenda.

Public Comment by Employee Unions (first regular meeting of the month): *This period of public comment is reserved for officially designated representatives of City of Berkeley employee unions, with five minutes allocated per union if representatives of three or fewer unions wish to speak and up to three minutes per union if representatives of four or more unions wish to speak.*

Consent Calendar

The Council will first determine whether to move items on the agenda for “Action” or “Information” to the “Consent Calendar”, or move “Consent Calendar” items to “Action.” Three members of the City Council must agree to pull an item from the Consent Calendar or Information Calendar for it to move to Action. Items that remain on the “Consent Calendar” are voted on in one motion as a group. “Information” items are not discussed or acted upon at the Council meeting unless they are moved to “Action” or “Consent”.

No additional items can be moved onto the Consent Calendar once public comment has commenced. At any time during, or immediately after, public comment on Information and Consent items, any Councilmember may move any Information or Consent item to “Action.” Following this, the Council will vote on the items remaining on the Consent Calendar in one motion.

For items moved to the Action Calendar from the Consent Calendar or Information Calendar, persons who spoke on the item during the Consent Calendar public comment period may speak again at the time the matter is taken up during the Action Calendar.

Public Comment on Consent Calendar and Information Items Only: *The Council will take public comment on any items that are either on the amended Consent Calendar or the Information Calendar. If ten or fewer persons are interested in speaking on an individual agenda item, each speaker may speak for two minutes. If there are more than ten persons interested in speaking, the Presiding Officer may limit the public comment for all speakers to one minute per speaker. Speakers are permitted to yield their time to one other speaker, however no one speaker shall have more than four minutes. The Presiding Officer may, with the consent of persons representing both sides of an issue, allocate a block of time to each side to present their issue. A speaker may only speak once during the period for public comment on Consent Calendar and Information items.*

Additional information regarding public comment by City of Berkeley employees and interns: Employees and interns of the City of Berkeley, although not required, are encouraged to identify themselves as such, the department in which they work and state whether they are speaking as an individual or in their official capacity when addressing the Council in open session or workshops.

Consent Calendar

1. Minutes for Approval

From: City Manager

Recommendation: Approve the minutes for the Council meetings of December 1, 2025 (closed), January 20, 2026 (closed and regular), January 27, 2026 (special and regular).

Financial Implications: None

Contact: Mark Numainville, City Clerk, (510) 981-6900

2. Formal Bid Solicitations and Request for Proposals Scheduled for Possible Issuance After Council Approval on February 24, 2026

From: City Manager

Recommendation: Approve the request for proposals or invitation for bids (attached to staff report) that will be, or are planned to be, issued upon final approval by the requesting department or division. All contracts over the City Manager’s threshold will be returned to Council for final approval.

Financial Implications: \$200,000 - Various Funds

Contact: Henry Oyekanmi, Finance, (510) 981-7300

Consent Calendar

- 3. Contract: California Association of Environmental Health Administrators for Stormwater Inspections**
From: City Manager
Recommendation: Adopt a Resolution authorizing the City Manager or designee to execute a contract and any amendments with the California Association of Environmental Health Administrators (CAEHA) to conduct facility stormwater inspections and other environmental health-related inspections including food facility inspections, in collaboration with the City's Environmental Health Division (EHD) in an amount not to exceed \$100,000 for the period of February 1, 2026, through June 30, 2026.
Financial Implications: See report
Contact: Scott Gilman, Health, Housing, and Community Services, (510) 981-5100
- 4. Accept Grant Funds from the California Ocean Protection Council's Senate Bill 1 Sea Level Rise Adaptation Planning Grant Program and contract with Association of Bay Area Governments/San Francisco Estuary Partnership**
From: City Manager
Recommendation: Adopt a Resolution authorizing the City Manager or their designee to accept the California Ocean Protection Council's Senate Bill 1 Sea Level Rise Adaptation Planning Grant Program funding in the amount of \$223,151, and negotiate and execute a contract and any amendments, extensions, or change orders with the Association of Bay Area Governments/San Francisco Estuary Partnership, for the East Bay Crescent Sub-Regional Vulnerability Assessment and Shoreline Adaptation Planning, for the duration of March 1, 2026 through December 31, 2028.
Financial Implications: See report
Contact: Jordan Klein, Planning and Development, (510) 981-7400
- 5. Contracts: Future Ford of Concord, Michael Stead Hilltop Ford and Nicholas K Corporation dba The Ford Store for Service, Parts, and Related Equipment for Ford Vehicles**
From: City Manager
Recommendation: Adopt three Resolutions authorizing the City Manager to:
1. Execute a contract with Future Ford of Concord, to provide service, parts, and related equipment used on the City's Ford vehicles, in an amount not to exceed \$690,000, for a period of three years.
2. Execute a contract with Michael Stead Hilltop Ford, to provide service, parts, and related equipment used on the City's Ford vehicles, in an amount not to exceed \$690,000, for a period of three years.
3. Execute a contract order with Nicholas K Corporation dba The Ford Store, to provide service, parts, and related equipment used on the City's Ford vehicles, in an amount not to exceed \$690,000, for a period of three years.
Financial Implications: See report
Contact: Terrance Davis, Public Works, (510) 981-6300

Consent Calendar

6. Contract Awards: Du-All Safety LLC, Safe Business Solutions, and Safety Center, Inc. for Safety Training and Consulting Services to support the Public Works Department

From: City Manager

Recommendation: Adopt three Resolutions authorizing the City Manager to:

1. Execute a Contract and subsequent amendments with Du-All Safety, LLC dba Du-All, for safety training and consulting services in an amount not to exceed \$70,000 for the initial contract period March 1, 2026, through February 28, 2029, with the option to extend the contract term for two additional years, for a total contract term not to exceed five years.
2. Execute a contract and subsequent amendments with Safe Business Solutions dba SBS, for safety training and consulting in an amount not to exceed \$70,000 for the initial contract period March 1, 2026, through February 28, 2029, with the option to extend the contract term for two additional years, for a total contract term not to exceed five years.
3. Execute a Contract and subsequent amendments with Safety Center for safety training and consulting in an amount not to exceed \$70,000 for the initial contract period March 1, 2026, through February 28, 2029, with the option to extend the contract term for two additional years, for a total contract term not to exceed five years.

Financial Implications: See report

Contact: Terrance Davis, Public Works, (510) 981-6300

7. Contract: Northern Recycling, LLC for Hauling and Processing of Compostable Materials

From: City Manager

Recommendation: Adopt a Resolution authorizing the City Manager to execute a contract with Northern Recycling, LLC for hauling and processing compostable materials, in an amount not to exceed \$16,091,834 for the five-year period March 1, 2026, to March 1, 2030, with a mutual option to extend the contract for an additional five years.

Financial Implications: See report

Contact: Terrance Davis, Public Works, (510) 981-6300

8. Contract: Koios Engineering, Inc. for Adeline Street, Woolsey Street, et al. Sanitary Sewer Rehabilitation Project

From: City Manager

Recommendation: Adopt a Resolution approving plans and specifications for the Sanitary Sewer Project located on Adeline Street, Woolsey Street, et al., and accepting the bid from the lowest, responsive and responsible bidder, Koios Engineering, Inc., and authorizing the City Manager to execute a contract and any amendments, extensions, or other change orders until completion of the project in accordance with the approved plans and specifications, in an amount not to exceed \$3,931,889, which includes a 10% contingency of \$357,444.

Financial Implications: See report

Contact: Terrance Davis, Public Works, (510) 981-6300

Consent Calendar

- 9. Contract: Koios Engineering, Inc. for San Pablo Avenue, Sacramento Street, et al. Sanitary Sewer Rehabilitation Project**
From: City Manager
Recommendation: Adopt a Resolution approving plans and specifications for the Sanitary Sewer Project located on San Pablo Avenue, Sacramento Street, et al., and accepting the bid of the lowest, responsive and responsible bidder, Koios Engineering, Inc., and authorizing the City Manager to execute a contract and any amendments, extensions, or other change orders until completion of the project in accordance with the approved plans and specifications, in an amount not to exceed \$5,126,325, which includes a 10% contingency of \$466,029.
Financial Implications: See report
Contact: Terrance Davis, Public Works, (510) 981-6300
- 10. Contract with Chargepoint, Inc. for City-Owned Electric Vehicle Charger Support Services**
From: City Manager
Recommendation: Adopt a Resolution authorizing the City Manager to execute a five-year contract for support services for City-owned electric vehicle (EV) chargers with Chargepoint, Inc. in an amount not to exceed \$255,651.
Financial Implications: See report
Contact: Terrance Davis, Public Works, (510) 981-6300
- 11. Contract No. 32500221 Amendment: Stommel Inc. dba Lehr for Hybrid Police Patrol Vehicle Supplies, Equipment, and Installation Services**
From: City Manager
Recommendation: Adopt a Resolution authorizing the City Manager to execute an amendment to the contract with Stommel Inc., dba Lehr for Hybrid Police Patrol vehicle supplies, equipment, and installation services. This amendment increases the contract amount by \$125,000, for a new total amount not to exceed \$525,000, and extends the contract term until December 15, 2027.
Financial Implications: See report
Contact: Terrance Davis, Public Works, (510) 981-6300
- 12. Contract No. 32600081 Amendment: Metro Elevator for Maintenance, Repairs and Emergency Response Services for Citywide Elevators**
From: City Manager
Recommendation: Adopt a Resolution authorizing the City Manager to execute an amendment to Contract No. 32600081 with Metro Elevator to provide maintenance, repairs, and emergency response services to increase the contract amount by \$175,000 for a total not to exceed \$350,000.
Financial Implications: See report
Contact: Terrance Davis, Public Works, (510) 981-6300

Consent Calendar

- 13. Contract No. 107431-1 (10095B) Amendment: Green Halo Systems, Inc. Construction Debris Tracking**
From: City Manager
Recommendation: Adopt a Resolution authorizing the City Manager to amend Contract No. 107431-1 (10095B) with Green Halo Systems, Inc. to increase the contract amount by \$50,000, for a revised total not-to-exceed amount of \$100,000, for construction and demolition debris tracking software services for the period of June 30, 2026, through June 30, 2028.
Financial Implications: See report
Contact: Terrance Davis, Public Works, (510) 981-6300
- 14. Purchase Order: Turf Star Incorporated for one 2026 Model Toro Groundsmaster 31699 Triple Deck Sports Field Mower**
From: City Manager
Recommendation: Adopt a Resolution authorizing the City Manager to execute a purchase order with Turf Star Incorporated for one 2026 Toro Groundsmaster 31699 Triple Deck Sports Field Mower, in an amount not to exceed \$184,181.
Financial Implications: See report
Contact: Terrance Davis, Public Works, (510) 981-6300
- 15. 2026 Traffic Circle Vegetation Policy and Maintenance Plan**
From: City Manager
Recommendation: Adopt a Resolution to approve the 2026 Traffic Circle Vegetation Policy and Maintenance Plan, including the addition of five new California native plants to be included in the Suggested Traffic Circle Plantings list and the implementation of a modernized ArcGIS-based registration system for all program participants.
Financial Implications: None
Contact: Terrance Davis, Public Works, (510) 981-6300

Council Consent Items

- 16. Waterside Workshops Community Spring Fling: Relinquishment of Council Office Budget Funds to General Fund and Grant of Such Fund**
From: Mayor Ishii (Author), Councilmember Taplin (Co-Sponsor)
Recommendation: Adopt a Resolution approving the expenditure of an amount not to exceed \$500 per Councilmember including \$250 from Mayor Ishii and \$250 from Councilmember Taplin to the Waterside Workshops for the Community Spring Fling with funds relinquished to the City's general fund for this purpose from the discretionary Council Office Budgets of Mayor Ishii and any other Councilmembers who would like to contribute.
Financial Implications: See report
Contact: Adena Ishii, Mayor, (510) 981-7100

Council Consent Items

17. Relinquishment of Council Office Budget Funds to Support the Berkeley Unified School District Historical Study

From: Councilmember Bartlett (Author)

Recommendation: Adopt a Resolution approving the expenditure of funds, including \$500 from the discretionary Council office budget of Councilmember Ben Bartlett, to support the Berkeley Unified School District Historical Study. The funds will be relinquished to the City's General Fund from the discretionary Council office budget of Councilmember Ben Bartlett and the discretionary Council office budgets of any other Councilmembers who wish to contribute, and granted to the National Institute for Criminal Justice Reform, which is serving as fiscal sponsor for the study.

Financial Implications: See report

Contact: Ben Bartlett, Councilmember, District 3, (510) 981-7130

18. Referral to City Manager and City Attorney: Removing On-Site Manager Exemption Loophole for Certain Multi-Family Properties that are Adjacent and/or Share the Same Common Area *(Reviewed by the Land Use, Housing & Economic Development Committee)*

From: Councilmember Tregub (Author), Councilmember Bartlett (Co-Sponsor), Councilmember Taplin (Co-Sponsor)

Recommendation: Refer to the City Manager and City Attorney a proposal related to the removal of an on-site manager exemption loophole, which is currently used by certain Berkeley properties to circumvent California Code Regulation, Title 25, Paragraph 42, for certain multi-family properties that are adjacent and/or share the same common area. If the recommended regulation is enacted, it is the intent of the referral to apply it to subject properties in a prospective manner that ensures that the rights of sitting tenants continue to be fully protected (i.e., a fully occupied property will not be required to rent to an on-site manager until at least one unit becomes vacant in accordance to all applicable state and local laws governing good cause eviction protections). The referral further requests that the 4 x 4 Committee discuss and provide recommendations as to: - Any parameters that may limit the scope of this referral, including but not limited to situations in which one or more of the subject properties are owned by limited liability corporations (LLCs) and/or owners that own multiple other properties in Berkeley, California and/or beyond, with a total number of units or properties under ownership to be determined; - Any exemptions to the on-site manager requirement for certain circumstances, such as for hardship of the property owner and/or LLC and/or other circumstances in which the interest of justice may supersede the public interest of this requirement; and - Any other provisions pertinent to the efficient, just, and fair administration of the recommended regulation. *Policy Committee Recommendation: Send the item to the City Council with a qualified positive recommendation with the following amendments: 1. Reflect in the recommendation that the item is a referral to the City Manager and the City Attorney. 2. Clarify that the Rent Board's administration of the program is unchanged from the existing arrangement. 3. Provide additional information regarding the budgetary implications and how many properties are affected.*

Financial Implications: See report

Contact: Igor Tregub, Councilmember, District 4, (510) 981-7140

Council Consent Items

- 19. Resolution Urging Minnesota Governor Tim Walz to Enact an Eviction Moratorium to Prevent Displacement During the Ongoing ICE/CBP Terror Campaign**
From: Councilmember Lunaparra (Author), Councilmember Tregub (Co-Sponsor), Councilmember Blackaby (Co-Sponsor), Councilmember Bartlett (Co-Sponsor)
Recommendation: Adopt a resolution urging Minnesota Governor Tim Walz to enact an eviction moratorium to prevent displacement during the ongoing ICE/CBP terror campaign.
Financial Implications: None
Contact: Cecilia Lunaparra, Councilmember, District 7, (510) 981-7170

Action Calendar

The public may comment on each item listed on the agenda for action. For items moved to the Action Calendar from the Consent Calendar or Information Calendar, persons who spoke on the item during the Consent Calendar public comment period may speak again during the Action Calendar public comment period on the item

The Presiding Officer will request that persons wishing to speak line up at the podium, or use the "raise hand" function in Zoom, to determine the number of persons interested in speaking at that time. If ten or fewer persons are interested in speaking on an individual agenda item, each speaker may speak for two minutes. If there are more than ten persons interested in speaking, the Presiding Officer may limit the public comment for all speakers to one minute per speaker. Speakers are permitted to yield their time to one other speaker, however no one speaker shall have more than four minutes. The Presiding Officer may, with the consent of persons representing both sides of an issue, allocate a block of time to each side to present their issue.

Action items may be reordered at the discretion of the Chair with the consent of Council.

The Presiding Officer may open and close an additional comment period for Action items on this agenda (excluding any public hearings, appeals, and/or quasi-judicial matters), at the start of the Action Calendar. Those who speak on an item during this comment period may not speak a second time when the item is taken up by Council.

Action Calendar – Public Hearings

Staff shall introduce the public hearing item and present their comments. For certain hearings, this is followed by five-minute presentations each by first the appellant and then the applicant. The Presiding Officer will request that persons wishing to speak line up at the podium, or use the "raise hand" function in Zoom, to be recognized and to determine the number of persons interested in speaking at that time.

If ten or fewer persons are interested in speaking during a public hearing, each speaker may speak for two minutes. If there are more than ten persons interested in speaking, the Presiding Officer may limit the public comment for all speakers to one minute per speaker. Speakers are permitted to yield their time to one other speaker, however no one speaker shall have more than four minutes. The Presiding Officer may with the consent of persons representing both sides of an issue allocate a block of time to each side to present their issue.

When applicable, each member of the City Council shall verbally disclose all ex parte contacts concerning the subject of the hearing. Councilmembers shall also submit a report of such contacts in writing prior to the commencement of the hearing. Written reports shall be available for public review in the office of the City Clerk.

Action Calendar – Public Hearings

20. **Amendments to Title 21 (Subdivisions Ordinance) and Title 23 (Zoning Ordinance) to implement Senate Bill (SB) 684**
From: City Manager
Recommendation: Conduct a public hearing, and upon conclusion, adopt the first reading of an Ordinance to amend Berkeley Municipal Code Titles 21 (Subdivisions Ordinance) and 23 (Zoning Ordinance) to implement Senate Bill (SB) 684 by establishing: 1. A ministerial, SB 684–compliant path for small-lot subdivisions and related housing; and 2. A local Parcel-Map path for lower-density projects that meet minimum residential density requirements but do not qualify under SB 684.
Financial Implications: See report
Contact: Jordan Klein, Planning and Development, (510) 981-7400

Council Action Items

21. **City of Berkeley’s 2026 State and Federal Legislative Platform**
From: Mayor Ishii (Author)
Recommendation: Adopt a Resolution approving the City of Berkeley’s 2026 State and Federal Legislative Platform.
Financial Implications: See report
Contact: Adena Ishii, Mayor, (510) 981-7100

Information Reports

22. **FY 2025 Fourth Quarter Investment Report: Ended June 30, 2025**
From: City Manager
Contact: Henry Oyekanmi, Finance, (510) 981-7300
23. **FY 2026 First Quarter Investment Report: Ended September 30, 2025**
From: City Manager
Contact: Henry Oyekanmi, Finance, (510) 981-7300
24. **Restaurant Inspection Audit Status Report**
From: City Manager
Contact: Scott Gilman, Health, Housing, and Community Services, (510) 981-5100
25. **A Guide to Measuring Performance in the City of Berkeley**
From: Auditor
Contact: Jenny Wong, Auditor, (510) 981-6750
26. **Safe Streets Citizen Oversight Committee (SSCOC) Workplan for FY25-26**
From: Safe Streets Citizen Oversight Committee
Contact: Amanda Montez, Commission Secretary, (510) 981-6300

Public Comment – Items Not Listed on the Agenda

Adjournment

NOTICE CONCERNING YOUR LEGAL RIGHTS: *If you object to a decision by the City Council to approve or deny a use permit or variance for a project the following requirements and restrictions apply: 1) No lawsuit challenging a City decision to deny (Code Civ. Proc. §1094.6(b)) or approve (Gov. Code 65009(c)(5)) a use permit or variance may be filed more than 90 days after the date the Notice of Decision of the action of the City Council is mailed. Any lawsuit not filed within that 90-day period will be barred. 2) In any lawsuit that may be filed against a City Council decision to approve or deny a use permit or variance, the issues and evidence will be limited to those raised by you or someone else, orally or in writing, at a public hearing or prior to the close of the last public hearing on the project.*

Archived indexed video streams are available at: berkeleyca.gov/council-agendas.
Channel 33 rebroadcasts the following Wednesday at 9:00 a.m. and Sunday at 9:00 a.m.

Communications to the City Council are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to the City Council, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service to the City Clerk Department at 2180 Milvia Street. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the City Clerk Department for further information.

Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the public counter at the City Clerk Department located on the first floor of City Hall located at 2180 Milvia Street, and through the City's online records portal: <https://records.cityofberkeley.info/>.

Agendas, agenda reports, and revised/supplemental material may be accessed via the online agenda for this meeting at: berkeleyca.gov/council-agendas and may be accessed at reference desks at the following locations:

City Clerk Department - 2180 Milvia Street, First Floor
Tel: 510-981-6900, TDD: 510-981-6903, Fax: 510-981-6901
Email: clerk@berkeleyca.gov

Libraries: Main – 2090 Kittredge Street,
Claremont Branch – 2940 Benvenue, West Branch – 1125 University,
North Branch – 1170 The Alameda, Tarea Hall Pittman South Branch – 1901 Russell

COMMUNICATION ACCESS INFORMATION:

This meeting is being held in a wheelchair accessible location.

To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at ada@berkeleyca.gov, (510) 981-6418 (V), or (510) 981-6347 (TDD) at least three business days before the meeting date.

Attendees at public meetings are reminded that other attendees may be sensitive to various scents, whether natural or manufactured, in products and materials. Please help the City respect these needs.

Captioning services are provided at the meeting, on B-TV, and on the Internet. In addition, assisted listening devices for the hearing impaired are available from the City Clerk prior to the meeting, and are to be returned before the end of the meeting.

If you have obtained interpretation services for your use during a City Council meeting and would like to request assistance, please contact the City Clerk Department at (510) 981-6900, clerk@berkeleyca.gov, or in-person during the meeting.

Questions regarding public participation may be addressed to the City Clerk Department (510) 981-6900 or by email at clerk@berkeleyca.gov.

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*I hereby certify that the agenda for this meeting of the Berkeley City Council was posted at the display case located near the walkway in front of the Maudelle Shirek Building, 2134 Martin Luther King Jr. Way, as well as on the City's website, on February 11, 2026.*



Mark Numainville, City Clerk

## Communications

*Council rules limit action on Communications to referral to the City Manager and/or Boards and Commissions for investigation and/or recommendations. All communications submitted to Council are public record. Copies of individual communications are available for viewing at the City Clerk Department and through [Records Online](#).*

### **Item #21: City of Berkeley's 2026 State and Federal Legislative Platform**

1. Ariella Granett

#### **Partial Paving**

2. David Lerman

#### **Daylighting Concerns**

3. Shirley Kirsten (4)
4. Transportation

#### **Upzoning**

5. Bruce Wicinas
6. Anne Boersma
7. Barbara Thompson (2)
8. Isaac Warshauer
9. Peter Allen
10. Emilie Strauss

#### **Filing Assistance**

11. Jonny Ruel Holder II

#### **Superbowl Conversations**

12. Blair Bleekman

#### **Speed Bump Request**

13. Nadine Takvorian
14. Jodi Lomask



**Parking Permits**

15. Victor Ichioka

**Downtown Population Concern**

16. Lisa Titus

**Petition**

17. Parsa Shabani

**Flock Cameras**

18. Kelly Burkett

19. Becky Leyser

20. David Burkett

21. Cati Johnson

22. Margot Smith

**Police Accountability**

23. Phoebe Thomas

24. Dirk Neyhart

25. Susan Moon

26. Rose Berryessa

27. Josh Cayetano

28. Sheila Goldmacher

**Tear Gas Concerns**

29. Barryett Enge

30. Anna de Leon

31. Aya de Leon

32. Barb Scheifler

33. Cati Johnson

34. Deborah Cohan

35. Rainbow Rubin

36. Riti Dhesi

37. Janice Schroeder

38. Anne-Lise Francois

39. Sasha Futran

40. George Perezvelez

41. Melanie and John

42. Maria Yates (2)

43. Jane Welford

44. Jean Day

45. Annie Alcott

46. Gabby Le

47. Scott Sacherer

48. Jacqui VanLiew

49. Lisa Teague

50. Whitney Sparks  
51. Anne Lenon  
52. Jason Martens  
53. Diana Bohn  
54. Aryn Faur  
55. Maris Arnold

**Adequate Slide Projection**

56. Steven Alpert

**McGee and Carleton**

57. Michelle Baird

**Official Recognition Request**

58. Deborah Matthews

**Berkeley Whole Foods Meeting**

59. Arezou Bakhtjou

**Accommodation Request**

60. Jonny Ruel Holder II

**Ashby and San Pablo**

61. Kathryn Ruiz

**Measure W**

62. Tasha Tervalon on behalf of the Peace and Justice Commission

**Berkeley Housing Concern**

63. Margot Smith

**Proposed Ferry Dock**

64. Gordon Stout (2)

65. Lindsay Martien

**YIMBY**

66. Margots999

**Cannabis Policy Scorecard**

67. Getting it Right from the Start

**Response Follow-Up**

68. Stephen Alpert (4)

**Kala Bagai Way**

69. Mandeep Kaur (2)

**Berkeley Carer Bridge**

70. Adrienne McInnis

**Anna Head Site**

71. Wendy Hillis

**Sidewalk and Street Repairs**

72. Darlene Percoats (2)

**Language Access Service**

73. Ntsikelelo Bonga

**ICE Concern**

74. Jane Fink

**Housing Concerns**

75. Jonny Ruel Holder II (2)

76. Hector91 Phuentes (17)

77. Frank Darling

**Housing Complaint Form**

78. David Glasser (2)

79. Rebecca (2)

**Visit to the Netherlands**

80. Paul Hoekstra (2)

**Community Programs**

81. Elizabeth

**Elementary Reading Program**

82. Mindy Stein

**E-Scooters**

83. Robert Borghese (2)

84. Carson Lepre

**Newsletters**

85. Downtown Berkeley Association

86. Jeffrey Church

87. Visit Berkeley

88. Berkeley Chamber of Commerce

**Forwards**

89. Russbumber (2)

## **URLs**

90. Russbumper

## **Acton Courtyard Tenants Union**

91. Yasmin Jenkins (3)

## **Supplemental Communications and Reports**

*Items received by the deadlines for submission will be compiled and distributed as follows. If no items are received by the deadline, no supplemental packet will be compiled for said deadline.*

- **Supplemental Communications and Reports 1**  
Available by 5:00 p.m. five days prior to the meeting.
- **Supplemental Communications and Reports 2**  
Available by 5:00 p.m. the day before the meeting.
- **Supplemental Communications and Reports 3**  
Available by 5:00 p.m. two days following the meeting.



Office of the City Manager

CONSENT CALENDAR  
February 24, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Mark Numainville, City Clerk

Subject: Minutes for Approval

RECOMMENDATION

Approve the minutes for the Council meetings of December 1, 2025 (closed), January 20, 2026 (closed and regular), January 27, 2026 (special and regular).

CONTACT PERSON

Mark Numainville, City Clerk, (510) 981-6900

Attachments:

1. January 20, 2026 – Special Closed City Council Meeting
2. January 20, 2026 – Regular City Council Meeting
3. January 27, 2026 – Special City Council Meeting
4. January 27, 2026 – Regular City Council Meeting

# BERKELEY CITY COUNCIL SPECIAL MEETING MINUTES

**TUESDAY, JANUARY 20, 2026**

**4:00 P.M.**

SCHOOL DISTRICT BOARD ROOM - 1231 ADDISON STREET, BERKELEY, CA 94702

TELECONFERENCE LOCATION - 1027 BANCROFT WAY, APT D, BERKELEY, CA  
94710

ADENA ISHII, MAYOR

Councilmembers:

DISTRICT 1 – RASHI KESARWANI

DISTRICT 2 – TERRY TAPLIN

DISTRICT 3 – BEN BARTLETT

DISTRICT 4 – IGOR TREGUB

DISTRICT 5 – SHOSHANA O'KEEFE

DISTRICT 6 – BRENT BLACKABY

DISTRICT 7 – CECILIA LUNAPARRA

DISTRICT 8 – MARK HUMBERT

*This meeting will be conducted in a hybrid model with both in-person and virtual attendance. Attend this meeting remotely using [Zoom](#). To request to speak, use the "raise hand" function in Zoom. To join by phone: Dial **1-669-254-5252** or **1-833-568-8864 (Toll Free)** and enter **Meeting ID: 161 660 8691**. To provide public comment, Press \*9 and wait to be recognized by the Chair. To submit a written communication for the public record, email [council@berkeleyca.gov](mailto:council@berkeleyca.gov).*

*This meeting will be conducted in accordance with the Brown Act, Government Code Section 54953. Any member of the public may attend this meeting, however, if you are feeling sick, please do not attend the meeting in person. The City Council may take action related to any subject listed on the Agenda.*

*Pursuant to the City Council Rules of Procedure and State Law, the presiding officer may remove, or cause the removal of, an individual for disrupting the meeting. Prior to removing an individual, the presiding officer shall warn the individual that their behavior is disrupting the meeting and that their failure to cease their behavior may result in their removal. The presiding officer may then remove the individual if they do not promptly cease their disruptive behavior. "Disrupting" means engaging in behavior during a meeting of a legislative body that actually disrupts, disturbs, impedes, or renders infeasible the orderly conduct of the meeting and includes, but is not limited to, a failure to comply with reasonable and lawful regulations adopted by a legislative body, or engaging in behavior that constitutes use of force or a true threat of force.*

**Government Code Section 84308 (Levine Act)** - Parties to a proceeding involving a license, permit, or other entitlement for use are required to disclose if they made contributions over \$500 within the prior 12 months to any City employee or officer. Parties and participants with a financial interest are prohibited from making more than \$500 in contributions to a decisionmaker for the 12 months after the final decision is rendered on the proceeding. The above contribution disclosures and restrictions do not apply when the proceeding is competitively bid, or involves a personnel or labor contract. For more information, see Government Code Section 84308.

## Preliminary Matters

**Roll Call:** 4:02 p.m.

**Present:** Taplin, Tregub, O'Keefe, Blackaby, Lunaparra, Humbert, Ishii

**Absent:** Kesarwani, Bartlett

Councilmember Bartlett present at 4:29 p.m.

Councilmember Kesarwani present at 4:52 p.m.

**Public Comment - Limited to items on this agenda only – 0 speakers**

## CLOSED SESSION:

The City Council will convene in closed session to meet concerning the following:

### 1. CONFERENCE WITH LABOR NEGOTIATORS; GOVERNMENT CODE SECTION 54957.6

**Negotiators:** Paul Buddenhagen, City Manager, David White, Deputy City Manager, Maricar Dupaya Budget Manager, Janelle Rodrigues, Human Resources Director, Monica Walker, Human Resources Manager

**Employee Organizations:** Berkeley Fire Fighters Association Local 1227 I.A.F.F., Berkeley Chief Fire Officers Association Local 1227 I.A.F.F., Berkeley Fire EMS Professionals Association, Berkeley Police Association; SEIU 1021 Community Services and Part-Time Recreation Activity Leaders, SEIU 1021 Maintenance and Clerical, IBEW Local 1245, Public Employee Union Local 1, Unrepresented Employees

**Action:** No reportable action taken.

### 2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION PURSUANT TO GOV. CODE SECTION 54956.9(d)(2):

- a. 2425 Durant Ave - ZP2024-0162
- b. 2298 Durant Ave & 2360 Ellsworth St - ZP2024-0126
- c. 2029 University Ave - ZP2024-0181; ZP2024-0182

**Action:** No reportable action taken.

### 3. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(d)(1)

- a. *Erol Menda v. John Sanford-Leffingwell* et al., Alameda County Superior Court Case No. 23CV025532

**Action:** No reportable action taken.

**4. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(d)(1)**

- a. *Berkeley People's Alliance et al. v. City of Berkeley et al.*, Alameda County Superior Court Case No. 24CV064980; Cal. Court of Appeal Case No. A172245

**Action:** No reportable action taken.

**OPEN SESSION:**

Public Reports of actions taken pursuant to Government Code section 54957.1.

No reportable action taken.

**Adjournment**

**Action:** M/S/C (Tregub/Taplin) to adjourn the meeting.

**Vote:** All Ayes.

Adjourned at 5:56 p.m.

I hereby certify that the foregoing is a true and correct record of the closed session meeting held on January 20, 2026.

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Mark Numainville, City Clerk



**MINUTES**  
**BERKELEY CITY COUNCIL MEETING**  
**Tuesday, January 20, 2026**  
**6:00 PM**

SCHOOL DISTRICT BOARD ROOM - 1231 ADDISON STREET, BERKELEY, CA 94702

TELECONFERENCE LOCATION - 1027 BANCROFT WAY, APT D, BERKELEY, CA 94710

ADENA ISHII, MAYOR

Councilmembers:

DISTRICT 1 – RASHI KESARWANI  
 DISTRICT 2 – TERRY TAPLIN  
 DISTRICT 3 – BEN BARTLETT  
 DISTRICT 4 – IGOR TREGUB

DISTRICT 5 – SHOSHANA O'KEEFE  
 DISTRICT 6 – BRENT BLACKABY  
 DISTRICT 7 – CECILIA LUNAPARRA  
 DISTRICT 8 – MARK HUMBERT

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## Preliminary Matters

**Roll Call:** 6:13 p.m.

**Present:** Kesarwani, Taplin, Bartlett, Tregub, O'Keefe, Blackaby, Lunaparra, Humbert, Ishii

**Absent:** None

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

### Ceremonial Matters:

1. Recognition of New Berkeley Poet Laureate Hanan Masri, and Outgoing Poet Laureate Aya de Leon

**City Manager Comments:** None

**Public Comment on Non-Agenda Matters:** 9 speakers.

**Public Comment by Employee Unions:** None

## Consent Calendar

**Public Comment on Consent Calendar and Information Items Only:** 13 speakers.

**Action:** M/S/C (Humbert/Tregub) to adopt the Consent Calendar in one motion except as indicated.

**Vote:** All Ayes.

## Recess Items

- 1. Contract No. 32100053 Amendment: Orsolya Kuti, DVM to Provide On-site Veterinary Services for Berkeley Animal Care Services**  
**From: City Manager**  
**Recommendation:** Adopt a Resolution ratifying the action taken by the City Manager during recess to amend Contract No. 32100053 with Orsolya Kuti for on-site veterinary services for Berkeley Animal Care Services (BACS), increasing the contract amount by \$45,000 for a new total not to exceed amount of \$273,000, and extending the contract term to June 30, 2028.  
**Financial Implications:** See report  
Contact: Peter Radu, City Manager's Office, (510) 981-7000  
**Action:** Adopted Resolution No. 72,079–N.S.
- 2. Ratification of City Manager Action to Execute a Contract with Lake Research Partners for Community Survey Services in Support of Potential November 2026 Ballot Measures**  
**From: City Manager**  
**Recommendation:** Adopt a Resolution ratifying the action taken by the City Manager during Council recess to execute a contract in an amount not to exceed \$100,000 with Lake Research Partners to develop and administer up to two community surveys of registered Berkeley voters in support of potential ballot measures for the November 3, 2026, General Municipal Election, with a contract term of January 5, 2026, through December 31, 2026.  
**Financial Implications:** See report  
Contact: Carianna Arredondo, City Manager's Office, (510) 981-7000  
**Action:** Adopted Resolution No. 72,080–N.S.
- 3. Ratification of City Manager Action to Accept a Grant from Americans for the Arts (AFTA) for \$20,000 to Support the “Arts Programs” Grants Category**  
**From: City Manager**  
**Recommendation:** Adopt a Resolution ratifying the action taken by the City Manager to accept a grant from the Americans for the Arts (AFTA) National Arts Relief fund during recess to receive \$20,000 for the Civic Arts grants program, and to execute any resulting grant agreements and any amendments.  
**Financial Implications:** See report  
Contact: Carianna Arredondo, City Manager's Office, (510) 981-7000  
**Action:** Adopted Resolution No. 72,081–N.S.

## Recess Items

4. **Revenue Agreement: Alameda Alliance for Health Provider Recruitment Initiative**  
**From: City Manager**  
**Recommendation:** Adopt a Resolution ratifying the action taken by the City Manager during recess to accept a grant award, and execute any resultant agreements and amendments, in the amount of \$20,000 for Fiscal Year 2026, from the Alameda Alliance for Health Provider Recruitment Initiative to support the development of the City of Berkeley's Health, Housing, and Community Services Department's Community Health Worker (CHW) Program.  
**Financial Implications:** See report  
Contact: Scott Gilman, Health, Housing, and Community Services, (510) 981-5100  
**Action:** Adopted Resolution No. 72,082–N.S.
  
5. **Contract No. 32500142 Amendment: Azul Works, Inc. for the Ohlone Park Restroom and Lighting Project**  
**From: City Manager**  
**Recommendation:** Adopt a Resolution ratifying the action taken by the City Manager during the City Council recess to execute an amendment to Contract No. 32500142 with Azul Works Inc. for the Ohlone Park Restroom and Lighting Project, increasing the contract amount by \$39,000, for a total amended amount not to exceed \$921,278.  
**Financial Implications:** Measure T1 Fund - \$921,278  
Contact: Scott Ferris, Parks, Recreation and Waterfront, (510) 981-6700  
**Action:** Adopted Resolution No. 72,083–N.S.
  
6. **Contract No. 32600020 Amendment: Throne Lab Portable Toilet Pilot Program**  
**From: City Manager**  
**Recommendation:** Adopt a Resolution ratifying the action taken by the City Manager during recess to execute an amendment to contract 32600020 with Throne Lab, Inc. to extend the pilot program by four months with one portable toilet unit for a total not to exceed contract amount of \$130,000.  
**Financial Implications:** Various Funds - \$130,000  
Contact: Scott Ferris, Parks, Recreation and Waterfront, (510) 981-6700  
**Action:** Adopted Resolution No. 72,084–N.S.

## Recess Items

7. **Contract: Bauman Landscape and Construction, Inc. for Adeline Street Landscaping Improvements Project**  
**From: City Manager**  
**Recommendation:** Adopt a Resolution ratifying the action taken by the City Manager during recess: 1. Approving the plans and specifications for the Adeline Street Landscaping Improvements Project; and 2. Accepting the bid of the lowest responsive and responsible bidder, Bauman Landscape and Construction Inc.; and 3. Authorizing the City Manager to execute a contract and any amendments, extensions or other change orders until completion of the project in accordance with the approved plans and specifications, with Bauman Landscape and Construction Inc. for the Adeline Street Landscaping Improvements Project, in an amount not to exceed \$357,000 which includes a contract amount of \$297,500, and a 20% contingency in the amount of \$59,500.  
**Financial Implications:** Various Funds - \$357,000  
 Contact: Scott Ferris, Parks, Recreation and Waterfront, (510) 981-6700  
**Action:** Adopted Resolution No. 72,085–N.S.

## Consent Calendar

8. **Amendments to Title 23 (Zoning) to Allow the Retail Sale of Alcohol in the Telegraph Avenue Commercial (C-T) Zoning District**  
**From: City Manager**  
**Recommendation:** Adopt the second reading of Ordinance No. 7,996–N.S. amending the BMC Title 23 Section 23.204.020 to allow the retail sale of alcohol in the Telegraph Avenue Commercial (C-T) zoning district.  
**First Reading Vote:** All Ayes.  
**Financial Implications:** See report  
 Contact: Jordan Klein, Planning and Development, (510) 981-7400  
**Action:** Adopted second reading of Ordinance No. 7,996–N.S.
9. **Amend Berkeley Municipal Code Chapter 14.68 – Bicycle Registration and Licensing**  
**From: City Manager**  
**Recommendation:** Adopt first reading of an Ordinance repealing Berkeley Municipal Code (BMC) Chapter 14.68, Sections 14.68.020–100 (bicycle licensing and registration), Article II (bicycle establishment permits and dealer reporting), and Article III (general licensing regulations), while retaining definitions (§14.68.010) and operating provisions (§14.68.110–200, including sidewalk restrictions).  
**Financial Implications:** Staff time  
 Contact: Carianna Arredondo, City Manager's Office, (510) 981-7000  
**Action:** Adopted first reading of Ordinance No. 7,997–N.S. Second reading scheduled for February 10, 2026.

## Consent Calendar

### 10. Amend Berkeley Municipal Code Section 14.40.100 – Disability Parking Standards and Accommodations

**From: City Manager**

**Recommendation:** Adopt first reading of an Ordinance amending Berkeley Municipal Code (“BMC”) Section 14.40.100 to align the City’s disability parking provisions with the Americans with Disabilities Act and California Vehicle Code § 295.5; clarify that exempt parking privileges apply when a qualifying disabled individual is either the driver or a passenger; and eliminate duplicative local sticker and identification card requirements by deferring to the California Department of Motor Vehicles (“DMV”) for issuance and administration of disability placards and license plates.

**Financial Implications:** See report

Contact: Carianna Arredondo, City Manager's Office, (510) 981-7000

**Action:** Adopted first reading of Ordinance No. 7,998–N.S. Second reading scheduled for February 10, 2026.

### 11. Formal Bid Solicitations and Request for Proposals Scheduled for Possible Issuance After Council Approval on January 20, 2026

**From: City Manager**

**Recommendation:** Approve the request for proposals or invitation for bids that will be, or are planned to be, issued upon final approval by the requesting department or division. All contracts over the City Manager’s threshold will be returned to Council for final approval.

**Financial Implications:** See report

Contact: Henry Oyekanmi, Finance, (510) 981-7300

**Action:** Approved recommendation.

### 12. 1740 San Pablo Ownership Transfer

**From: City Manager**

**Recommendation:** Adopt a Resolution: 1. Approving the transfer of the general partner for 1740 San Pablo, LP from an affiliate of BRIDGE Housing Corporation to Resources for Community Development or their affiliate; and 2. Extending the project’s existing \$4,496,669 reservation of Measure U1 general funds for 24 months; and 3. Authorizing the City Manager or designee to execute all original or amended documents to effectuate this action.

**Financial Implications:** See report

Contact: Scott Gilman, Health, Housing, and Community Services, (510) 981-5100

**Action:** Adopted Resolution No. 72,086–N.S.

## Consent Calendar

- 13. Request for Proposals for Capacity Building for Emerging Nonprofit Affordable Housing Developers**  
**From: City Manager**  
**Recommendation:** Adopt a Resolution authorizing a Request for Proposals (RFP) for \$400,000 (\$200,000 per year for Fiscal Years 2027 and 2028) to support capacity building for emerging nonprofit affordable housing developers.  
**Financial Implications:** See report  
Contact: Scott Gilman, Health, Housing, and Community Services, (510) 981-5100  
**Action:** Adopted Resolution No. 72,087–N.S.
- 14. Acceptance of Fiscal Year 2026 Donations from Meals on Wheels of Alameda County (MOWAC) for the Berkeley Meals on Wheels Program**  
**From: City Manager**  
**Recommendation:** Adopt a Resolution accepting donations in an amount estimated to be up to \$225,000 for the Berkeley Meals on Wheels Program from the Meals on Wheels of Alameda County (MOWAC) agency, for Fiscal Year 2026 (FY2026).  
**Financial Implications:** See report  
Contact: Scott Gilman, Health, Housing, and Community Services, (510) 981-5100  
**Action:** Adopted Resolution No. 72,088–N.S.
- 15. Reestablish and Revise Job Class Specification and Pay Scale – Animal Services Supervisor (formerly Animal Services Operations Supervisor)**  
**From: City Manager**  
**Recommendation:** Adopt a Resolution to reestablish and revise the job class specification and pay scale of Animal Services Supervisor (formerly Animal Services Operations Supervisor) with an hourly pay scale of \$48.4266 to \$53.3904 distributed across three steps.  
**Financial Implications:** See report  
Contact: Janelle Rodrigues, Human Resources, (510) 981-6800  
**Action:** Adopted Resolution No. 72,089–N.S.
- 16. Contract: Clariti Cloud Inc. for a Comprehensive Permit Management System, RFP Specification No. 24-11661-C**  
**From: City Manager**  
**Recommendation:** Adopt a Resolution authorizing the City Manager to execute a contract and any amendments with Clariti Cloud, Inc. for the implementation of the Permit Software Procurement (PSP) Project—including software licensing, implementation services, integrations, data migration, training, hosting, and five years of support and maintenance—in an amount not to exceed \$5,359,128.  
**Financial Implications:** See report  
Contact: Jordan Klein, Planning and Development, (510) 981-7400  
**Action:** Adopted Resolution No. 72,090–N.S.

## Council Consent Items

### 17. **Caminos al Éxito: Relinquishment of Council Office Budget Funds to General Fund and Grant of Such Fund**

**From:** Mayor Ishii (Author), Councilmember Lunaparra (Co-Sponsor), Councilmember Tregub (Co-Sponsor)

**Recommendation:** Adopt a Resolution approving the expenditure of an amount not to exceed \$500 per Councilmember including \$250 from Mayor Ishii, \$250 from Councilmember Lunaparra, and \$150 from Councilmember Tregub, to the Multicultural Institute for Caminos al Éxito with funds relinquished to the City's general fund for this purpose from the discretionary Council Office Budgets of Mayor Ishii and any other Councilmembers who would like to contribute.

**Financial Implications:** See report

Contact: Adena Ishii, Mayor, (510) 981-7100

**Action:** Adopted Resolution No. 72,091–N.S. revised to include contributions from the following Councilmembers up to the amounts listed: Councilmember Humbert - \$150; Councilmember Lunaparra - \$200; Councilmember Blackaby - \$250; Councilmember Tregub - \$150; Councilmember Kesarwani - \$100; Councilmember Bartlett - \$200; Councilmember Taplin - \$250; Councilmember O'Keefe - \$250.

### 18. **Refer to the City Manager the Development of Comprehensive Transportation Design Standards**

**From:** Mayor Ishii (Author), Councilmember Lunaparra (Co-Sponsor), Councilmember Taplin (Co-Sponsor), Councilmember Kesarwani (Co-Sponsor)

**Recommendation:** Refer to the City Manager the development of comprehensive Transportation Design Standards to enhance safety for all transportation modes, including walking, biking, and transit. Current plans, such as Vision Zero Action Plan, the Berkeley Bike Plan, the Pedestrian Plan, the Berkeley Transit-First Policy Implementation Plan, and the 5-Year Paving Plan should guide an integrated, cross-departmental approach to developing the Standards. The three-to-five-year process should be incorporated into the Fiscal Year 2027 budget process, the five-year Capital Improvement Plan, and the Measure FF Safe Streets planning.

**Financial Implications:** See report

Contact: Adena Ishii, Mayor, (510) 981-7100

**Action:** Approved recommendation.



## Council Consent Items

### 19. Referral to the City Manager to Allow Tiny Homes on Wheels as Permissible Accessory Dwelling Units (ADUs)

**From: Councilmember Kesarwani (Author), Councilmember Tregub (Co-Sponsor), Councilmember Humbert (Co-Sponsor)**

**Recommendation:** Refer to the City Manager to create a permitting process to allow a Tiny Home on Wheels as a legal Accessory Dwelling Unit (ADU). Tiny homes on wheels are generally considered to be detached dwellings less than 400 square feet in floor area, providing independent living quarters, including basic functional areas for cooking, sleeping, toileting, and bathing. They can retain their wheels and rest on pads instead of a foundation, and are connected to water, electric, and sewer utilities through RV-style hookups.

The referral should: -Amend Berkeley Municipal Code Chapter 23.306, Accessory Dwelling Units, to incorporate tiny homes on wheels as an allowable type of ADU; -Facilitate coordination among City Departments, such as Planning (Land Use and Building and Safety) and Fire to establish a clear set of guidelines, including code requirements and standards for installation; and -Create online resources for homeowners, including a full list of requirements related to fire, safety, and installation as well as potentially pre-approved prefabricated tiny homes on wheels.

**Financial Implications:** Staff time

Contact: Rashi Kesarwani, Councilmember, District 1, (510) 981-7110

**Action:** Councilmember Bartlett added as a co-sponsor. Approved recommendation.

### 20. City Council Employee Recognition Program

**From: Councilmember Blackaby (Author), Mayor Ishii (Co-Sponsor), Councilmember Lunaparra (Co-Sponsor), Councilmember Kesarwani (Co-Sponsor)**

**Recommendation:** Adopt a Resolution to institute a City Council led Employee Recognition Program.

**Financial Implications:** None

Contact: Brent Blackaby, Councilmember, District 6, (510) 981-7160

**Action:** Adopted Resolution No. 72,092–N.S.

## Action Calendar – Public Hearings

### 21. Amendments to Title 21 (Subdivisions) to Allow Separate Sale of ADUs *(Continued from December 2, 2025) (Item Contains Revised Material)*

**From: City Manager**

**Recommendation:** Conduct a public hearing, and upon conclusion, adopt the first reading of an Ordinance to amend Berkeley Municipal Code Title 21 (Subdivisions Ordinance) and Chapter 23.306 Accessory Dwelling Units to implement Assembly Bill (AB) 1033 by establishing local regulations for the separate sale of ADUs as condominiums.

**Financial Implications:** None

Contact: Jordan Klein, Planning and Development, (510) 981-7400

**Public Testimony:** The Mayor opened the public hearing. 24 speakers. M/S/C (Blackaby/O'Keefe) to close the public hearing.

**Vote:** Ayes – Taplin, Bartlett, O'Keefe, Blackaby, Lunaparra, Humbert, Ishii; Noes – None; Abstain – None; Absent – Kesarwani (recused for conflict of interest – ADU owner), Tregub (recused for conflict of interest – ADU tenant)

**Action:** M/S/Failed (Lunaparra/Bartlett) to adopt first reading of the ordinance as reflected in the staff recommendation, except to expand the right of first refusal to purchase to all ADU tenants and reduce the right of first refusal time period from one year to 90 days.

**Vote:** Ayes – Bartlett, O'Keefe, Lunaparra, Ishii; Noes – Taplin, Blackaby, Humbert; Abstain - None; Absent – Kesarwani (recused for conflict of interest – ADU owner), Tregub (recused for conflict of interest – ADU tenant)

**Action:** M/S/Carried (Humbert/Blackaby) to adopt the first reading of Ordinance No. 7,999–N.S. as reflected in the staff recommendation and as modified in the supplemental materials submitted by Councilmember Humbert on October 28, 2025. Second reading scheduled for February 10, 2026.

**Vote:** Ayes – Taplin, Bartlett, O'Keefe, Blackaby, Humbert, Ishii; Noes - Lunaparra; Abstain - None; Absent – Kesarwani (recused for conflict of interest – ADU owner), Tregub (recused for conflict of interest – ADU tenant)

## Action Calendar – Public Hearings

### 22. Fees: Public Health Vital Statistics Vital Records

**From: City Manager**

**Recommendation:** Conduct a public hearing and upon conclusion, adopt a Resolution establishing a new fee schedule for Vital Records with a \$2.00 increase in the fee for birth, death, and fetal death certificates to comply with Assembly Bill (AB) 64 and Health & Safety (H&S) Code 103625(f)., effective February 1, 2026.

**Financial Implications:** See report

Contact: Scott Gilman, Health, Housing, and Community Services, (510) 981-5100

**Public Testimony:** The Mayor opened the public hearing. 1 speaker.

M/S/C (Tregub/Taplin) to close the public hearing.

**Vote:** All Ayes.

**Action:** M/S/C (Tregub/Taplin) to adopt Resolution No. 72,093–N.S.

**Vote:** All Ayes.

### 23. Changes to Selected Recreation and Camps Facilities and Program Fees

**From: City Manager**

**Recommendation:** Conduct a public hearing and upon conclusion, adopt a Resolution approving new fees and increasing current fees for select recreation programs and facility rentals; and rescinding Resolution No. 71,833-N.S. and all amendatory resolutions.

**Financial Implications:** See report

Contact: Scott Ferris, Parks, Recreation and Waterfront, (510) 981-6700

**Public Testimony:** The Mayor opened the public hearing. 1 speaker.

M/S/C (Taplin/Tregub) to close the public hearing.

**Vote:** All Ayes.

**Action:** M/S/C (Taplin/O'Keefe) to adopt Resolution No. 72,094–N.S.

**Vote:** All Ayes.

## Action Calendar – Public Hearings

### 24. Amendments to Title 23 (Zoning) to permit by-right approval of qualifying housing projects on sites identified in previous Housing Elements, and revisions related to Design Review

**From:** City Manager

**Recommendation:** Conduct a public hearing, and upon conclusion, adopt a first reading of an ordinance amending Title 23 (Zoning) to permit by-right approval of qualifying housing projects on sites identified in previous Housing Elements, and revisions related to Design Review for such projects and for residential projects in the Multi-Use Residential (MU-R) zoning district.

**Financial Implications:** See report

Contact: Jordan Klein, Planning and Development, (510) 981-7400

**Public Testimony:** The Mayor opened the public hearing. 3 speakers. M/S/C (Blackaby/Tregub) to close the public hearing.

**Vote:** All Ayes.

**Action:** M/S/C (Kesarwani/Taplin) to adopt the first reading of Ordinance No. 8,000–N.S. as amended in Section 23.406.070 by Councilmember Kesarwani below. Second reading scheduled for February 10, 2026.

#### 23.406.070 Design Review

##### B. When Required.

##### 1. Design Review is required for:

(a) Projects in all Non-Residential Districts, except for Residential Uses in the MU-R zoning district.

(b) Mixed use and community and institutional projects in the R-3 district within the Southside Plan area. See Figure 23.202-1: R-3 Areas Subject to Design Review; and

(c) Commercial, mixed-use, and community and institutional projects in the R-4, R-SMU, and R-S districts.

##### 2. *Projects Not Requiring a Use Permit.*

(a) For a project that does not require a Use Permit, Department staff conducts Design Review before the Zoning Officer takes action on the required permit or approval.

(b) The Zoning Officer will consider the Design Review recommendations when acting on the required permit or approval. The Zoning Officer may require modifications to the project design as a condition of approval.

## Action Calendar – Public Hearings

(c) The Department will verify conformance with Design Review recommendations and design-related conditions of approval when issuing a building permit, sign permit, or Zoning Certificate for the project. Final Design Review is not required.

(d) ~~Multi-Unit Residential in the MU-R, and Housing Element Opportunity Site Projects (BMC Section 23.302.070(M))~~:

1. For projects including 5 or more units, Staff shall schedule a single consultation meeting of the Design Review Committee for non-binding input on design-related issues; and
2. Staff-level design review conducted under this section shall not be subject to the Appeal provisions of 23.406.070(O).

**Vote:** All Ayes.

## Information Reports

### 25. Small Sites Program Update

**From:** City Manager

Contact: Scott Gilman, Health, Housing, and Community Services, (510) 981-5100

**Action:** Received and filed.

### 26. Landmark Preservation Ordinance Notice of Decision: 1929 Martin Luther King Jr. Way/#LMIN2025-0002

**From:** City Manager

Contact: Jordan Klein, Planning and Development, (510) 981-7400

**Action:** Received and filed.

### 27. Surveillance Technology Ordinance Report Update

**From:** City Manager

Contact: Jennifer Louis, Police, (510) 981-5900

**Action:** Received and filed.

**Public Comment – Items Not Listed on the Agenda - 7 speakers.**

## Adjournment

**Action:** M/S/C (Kesarwani/Tregub) to adjourn the meeting.

**Vote:** All Ayes.

Adjourned at 10:07 p.m.

I hereby certify that the foregoing is a true and correct record of the regular meeting held on January 20, 2026.

---

Mark Numainville, City Clerk

## **Communications**

### **Item #21: Amendments to Title 21 (Subdivisions) to Allow Separate Sale of ADUs**

1. Celeste Goyer

### **BUSD Cell Phone Policy**

2. Lori Droste
3. Jennifer Shanoski
4. Carrie Gray
5. Enika Ford Morthel (4)
6. 5 Similarly worded form letters "As a parent in BUSD..."

### **Housing**

7. Margot Smith
8. Heike Helmer

### **Transportation for Elders**

9. Sheila Goldmacher

### **Third Spaces in Berkeley**

10. James Bowden

### **TBS Today**

11. Cac4gente

### **The Nudge**

12. Idea Maker

### **Long-Term Vacant Housing**

13. Richard Pardue

### **Bancroft and Fulton**

14. David Lerman

### **Food Pantry**

15. Carol David
16. Zeph Landau

### **Street Parking**

- 17. Todd Andrew
- 18. Rischa Cole

### **Upzoning**

- 19. Wini Williams
- 20. Margot Smith
- 21. Barbara Gilbert
- 22. Robin Kibby
- 23. Vivian\_Dempsey

### **Holiday Wishes**

- 24. Eids TV and Electronics
- 25. Falun Gong Practitioners

### **2025 Cannabis Policy Scorecard**

- 26. Alisa A. Padon on behalf of Getting It Right from the Start

### **Derby and MLK**

- 27. Ashley Boyd

### **Measure BB**

- 28. Matt Wickland

### **Investigation Inquiry**

- 29. Christian Bogado Marsa

### **Oakland ALPRs**

- 30. Blair Bleekman

### **Ohlone Greenway Project**

- 31. Clifford Fred

### **East Lot Ashby BART Station**

- 32. Lynn B. Cooper (2)
- 33. Linda Franklin

### **Pedestrian Safety**

- 34. Shirley Kirsten
- 35. Thijmen de Jong
- 36. Sandra Sanchez
- 37. Zora Kitwana Whitfield

### **New Year's Greeting Recording**

- 38. David Lam on behalf of Epoch Times

**Main Library Display Window**

39. Reginald Gilder

**Oakland Annual General Plan Update**

40. Ms. Fowles

**Car-Free Telegraph**

41. Brandon Yung

**Dance Hall Idea**

42. Nancy Joachim (2)

**Visit Berkeley's Vision**

43. Margot Smith

**Haste Street**

44. Alfred Twu

**West Berkeley Amtrak**

45. A. Linck

**Housing Shaking Concern**

46. Edward

**Follow Up**

47. Stephen Alpert (3)

**Middle Housing**

48. Stephen Alpert (4)

**Solano Ave**

49. Judith Bebelaar

50. Holly M. Smith

51. Bianca Zahrai

**Safe Streets**

52. Christopher LeBoa

**Sidewalk Power Wash**

53. Nancy Joachim

**Housing Concern**

54. Hector91 Phuentes (5)

55. Cath Tumulak



**Housing Occupancy Data**

56. Gregory Kalkanis

**Berkeley Taxation**

57. Barbara Gilbert

**Berkeley Marina**

58. Elizabeth Kowal and Constantine Philipides

59. Joan MacQuarrie

**Petition for Max**

60. Jeff

**Holiday Give Away**

61. Snuggly Bear

**Fire Dept. Reviews**

62. Betsy Kopmar

63. Susanne Huttner

**Public Health Resources Request for Crossroads**

64. Carol Denney

**Portable Bathroom**

65. Erwan Illian

**Outbreak Concern**

66. Paw Fund

**Berkeley's Harrison Corridor**

67. Marianne Riddle

**Appeal**

68. Laura Watson on behalf of Andrea Matsuoka and Jolene Kramer

**High Rise Buildings**

69. Anneherrick

**Flock Cameras**

70. Charlene M. Woodcock

71. Mimi Main

72. Jeremiah Maller

73. Ethan G.

**Surveillance**

74. Alan Ramo

**Home Affordability**

75. Joan

**Santa Monica Police and Berkeley**

76. Senor Gmail

**Accountability Report**

77. RichardGB Hylton

**Stop Signs at Traffic Circles**

78. John Rice

**Permit Corrections**

79. J Nicolis

**23 Story Building on University**

80. Leanne Hinton

**Report**

81. Gael Alcock

**BMR Processing Team**

82. Hekmatullah Ahadi

**Bill Error**

83. Peter Y. Sussman

**Play Slots at Cedar Rose**

84. Carmen Padron

**HOPS Healthy Checkout Report 2025**

85. Monique Blodgett

**Plan Bay Area 2050+**

86. Susan Kirsch

**Rights of Urban Animals**

87. Cybersailor

**Rezoning**

88. Mara Melandry

**Cedar and Milvia**

89. Nicole Haller-Wilson

**Moe's Books and Holiday Faire**

90. Doris Moskowitz

**Trades Under the Bus**

91. John J. Parman

**CALGreen Code Amendments**

92. Emma Martinez

**Sidewalk Repair**

93. Nancy Joachim

**Delivery Notification**

94. Jonnyruel

**URL's**

95. John J. Parman (2)

96. Russbumper (5)

97. Doris Nassiry

**Newsletters**

98. Berkeley Art Center (3)

99. Downtown Berkeley Association

**Forwards**

100. Russbumper (7)

101. Crustyrusty

**Middle East Conflict**

102. Aviva Lichentenstein

103. Anatole Besman

**Elementary Reading Program**

104. Lorraine Meehan

**Miscellaneous**

105. Chester Allen Arthur Williams

**E-Scooters**

106. Robert Borghese (6)

107. Carson Lepre (8)

108. Wahid Amiri

**Corridor Upzoning**

109. Linda Klein

110. Hawley Holmes

- 111. Lynn Cooper
- 112. Laurel Coates (2)
- 113. April Gilbert (10)
- 114. 6 Similarly worded form letters “We applaud...”
- 115. 22 Similarly worded form letters “We are writing...”

## **Supplemental Communications and Reports 1**

### **Item #21: Amendments to Title 21 (Subdivisions) to Allow Separate Sale of ADUs**

- 116. Anabella Gisis

### **Item #24: Amendments to Title 23 (Zoning) to permit by-right approval of qualifying housing projects on sites identified in previous Housing Elements, and revisions related to Design Review**

- 117. David Shere

## **Supplemental Communications and Reports 2**

### **Item #9: Amend Berkeley Municipal Code Chapter 14.68 – Bicycle Registration and Licensing**

### **Item #18: Refer to the City Manager the Development of Comprehensive Transportation Design Standards**

- 118. Ben Gerhardstein, on behalf of Walk Bike Berkeley

### **Item #18: Refer to the City Manager the Development of Comprehensive Transportation Design Standards**

- 119. Marjorie Alvord, on behalf of 350 Berkeley Climate Hub

### **Item #21: Amendments to Title 21 (Subdivisions) to Allow Separate Sale of ADUs**

- 120. David Shere
- 121. John Coveney
- 122. Sam Greenberg, on behalf of East Bay for Everyone
- 123. Hitiksha Bansal, on behalf of ASUC Housing Commission
- 124. 12 Similarly-worded form letters (Support AB 1033 Implementation with Strong Tenant Protections)

## **Supplemental Communications and Reports 3**

### **Item #21: Amendments to Title 21 (Subdivisions) to Allow Separate Sale of ADUs (Continued from December 2, 2025) (Item Contains Revised Material)**

- 125. Presentation submitted by the Planning and Development Department

### **Item #24: Amendments to Title 23 (Zoning) to permit by-right approval of qualifying housing projects on sites identified in previous Housing Elements, and revisions related to Design Review**

- 126. Presentation submitted by the Planning and Development Department

# MINUTES SPECIAL MEETING OF THE BERKELEY CITY COUNCIL

**Tuesday, January 27, 2026**

**4:00 PM**

SCHOOL DISTRICT BOARD ROOM - 1231 ADDISON STREET, BERKELEY, CA 94702

TELECONFERENCE LOCATION - MARRIOTT MARQUIS WASHINGTON D.C.,  
901 MASSACHUSETTS AVENUE NW, WASHINGTON, DC 20001

ADENA ISHII, MAYOR

Councilmembers:

DISTRICT 1 – RASHI KESARWANI

DISTRICT 2 – TERRY TAPLIN

DISTRICT 3 – BEN BARTLETT

DISTRICT 4 – IGOR TREGUB

DISTRICT 5 – SHOSHANA O'KEEFE

DISTRICT 6 – BRENT BLACKABY

DISTRICT 7 – CECILIA LUNAPARRA

DISTRICT 8 – MARK HUMBERT

*This meeting will be conducted in a hybrid model with both in-person and virtual attendance. Attend this meeting remotely using [Zoom](#). To request to speak, use the "raise hand" function in Zoom. To join by phone: Dial **1-669-254-5252** or **1-833-568-8864 (Toll Free)** and enter **Meeting ID: 161 897 6355**. To provide public comment, Press \*9 and wait to be recognized by the Chair. To submit a written communication for the public record, email [council@berkeleyca.gov](mailto:council@berkeleyca.gov).*

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*This meeting will be conducted in accordance with the Brown Act, Government Code Section 54953. Any member of the public may attend this meeting, however, if you are feeling sick, please do not attend the meeting in person. The City Council may take action related to any subject listed on the Agenda.*

*Pursuant to the City Council Rules of Procedure and State Law, the presiding officer may remove, or cause the removal of, an individual for disrupting the meeting. Prior to removing an individual, the presiding officer shall warn the individual that their behavior is disrupting the meeting and that their failure to cease their behavior may result in their removal. The presiding officer may then remove the individual if they do not promptly cease their disruptive behavior. "Disrupting" means engaging in behavior during a meeting of a legislative body that actually disrupts, disturbs, impedes, or renders infeasible the orderly conduct of the meeting and includes, but is not limited to, a failure to comply with reasonable and lawful regulations adopted by a legislative body, or engaging in behavior that constitutes use of force or a true threat of force.*

**Government Code Section 84308 (Levine Act)** - Parties to a proceeding involving a license, permit, or other entitlement for use are required to disclose if they made contributions over \$500 within the prior 12 months to any City employee or officer. Parties and participants with a financial interest are prohibited from making more than \$500 in contributions to a decisionmaker for the 12 months after the final decision is rendered on the proceeding. The above contribution disclosures and restrictions do not apply when the proceeding is competitively bid, or involves a personnel or labor contract. For more information, see Government Code Section 84308.

## **Preliminary Matters**

**Roll Call:** 4:09 p.m.

**Present:** Taplin, Tregub, O'Keefe, Blackaby, Lunaparra, Humbert, Ishii

**Absent:** Kesarwani, Bartlett

Councilmember Kesarwani present at 4:14 p.m.

Councilmember Bartlett present at 4:33 p.m.

## Action Calendar – New Business

### 1. 2026 City Council Referral Prioritization Process Using Re-Weighted Range Voting (RRV)

**From:** City Manager

**Recommendation:** (1) Review the City Council raw scores for all outstanding City Council referrals; (2) Approve the removal of referrals that have been nominated for removal by the Council; and (3) Direct the City Manager to run the ranking algorithm and return to Council with a final ranked list of referrals for adoption.

**Financial Implications:** None

Contact: Mark Numainville, City Clerk, (510) 981-6900

**Action:** 0 speakers. Presentation made and discussion held. M/S/C (Kesarwani/Humbert) to 1) remove the referrals listed below from the list of referrals, and 2) direct staff to run the RRV algorithm and return to Council on February 10 with the prioritized list of referrals.

|                 |                                                                                                                                                         |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| DMND00042<br>41 | Companion Report: Affordable Housing for Artists Report (Rec #4)                                                                                        |
| DMND00041<br>29 | Amendments to Title 23 Relating to Accessory Dwelling Units (ADUs)                                                                                      |
| DMND00041<br>01 | Development of Artists Affordable Housing Certification Program                                                                                         |
| DMND00040<br>63 | Referral: Establishing an Electric Bike Rebate Program                                                                                                  |
| DMND00040<br>09 | Referring to the City Manager to Establish a Policy of Reducing or Waiving Park Fees for Free, Permitted Outdoor Theater, Arts Events, and Other Events |
| DMND00039<br>97 | Referral to the City Manager to Establish a Marina Master Plan for Parking with a Consideration for Establishing a Waterfront Parking Benefits District |
| DMND00039<br>75 | Referral to Strengthen Public Health and Environmental Impact Mitigation for Industrial Facilities in the Manufacturing Zone                            |
| DMND00042<br>42 | Companion Report: Affordable Housing for Artists Report (Rec #5)                                                                                        |
| DMND00041<br>35 | Southside Zoning Amendments                                                                                                                             |
| DMND00041<br>11 | Conduct a Study on the City's History of Discriminatory Actions in Housing Policies/Programs                                                            |
| DMND00041<br>10 | Adopting a temporary exemption from the collection of taxes under BMC Chapter 9.04.136(D): Tax Rate for Non-Medical and Medical Cannabis Businesses     |
| DMND00041<br>06 | Bird Safe Building Requirements; Adding Berkeley Municipal Code Section 23.304.150                                                                      |
| DMND00040<br>58 | Referral to Conduct an Automatic Traffic Calming Review for the Area Immediately Surrounding the Project at 1201-1205 San Pablo Avenue                  |
| DMND00041<br>88 | Planning Commission Referral for a Pilot Density Bonus Program for the Telegraph Avenue Commercial District                                             |

**Vote:** All Ayes.

## Adjournment

**Action:** M/S/C (Humbert/Ishii) to adjourn the meeting.

**Vote:** All Ayes.

Adjourned at 4:54 p.m.

Tuesday, January 27, 2026

MINUTES

Page 3

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I hereby certify that the foregoing is a true and correct record of the special meeting held on January 27, 2026.

---

Mark Numainville, City Clerk

## **Communications**

### **Item #1: 2026 City Council Referral Prioritization Process Using Re-Weighted Range Voting (RRV)**

1. Elizabeth Thomas

## **Supplemental Communications and Reports 1**

- None

## **Supplemental Communications and Reports 2**

### **Item #1: 2026 City Council Referral Prioritization Process Using Re-Weighted Range Voting (RRV)**

2. Marty Lynch
3. Steve Lustig
4. Jasmine Durr on behalf of Steve Lustig

## **Supplemental Communications and Reports 3**

### **Item #1: 2026 City Council Referral Prioritization Process Using Re-Weighted Range Voting (RRV)**

5. Presentation submitted by the City Clerk Department
6. Linda Maio



**MINUTES**  
**BERKELEY CITY COUNCIL MEETING**  
**Tuesday, January 27, 2026**  
**6:00 PM**

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Councilmembers:

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## Preliminary Matters

**Roll Call:** 6:00 p.m.

**Present:** Kesarwani, Taplin, Bartlett, Tregub, O'Keefe, Blackaby, Lunaparra, Humbert, Ishii

**Absent:** None

**Action:** M/S/C (Blackaby/Tregub) to add an item to the agenda pursuant to Government Code Section (54954.2(b)(2) titled "Decrying Violent Actions by ICE and Calling on Congress to Ensure Guardrails."

**Vote:** All Ayes.

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

## Ceremonial Matters:

1. Adjourn in Memory of Marty Lorber, Local Activist
2. Adjourn in Memory of Barbara Lubin, Local Activist
3. Adjourn in Memory of Renee Nicole Good and Alex Jeffrey Pretti, Killed by Federal Agents in Minnesota
4. Recognition of Holocaust Remembrance Day

## City Manager Comments:

Regarding Item 6 (199 Seawall Drive) the City Manager reiterated the City's commitment to follow the Labor Peace Ordinance.

Regarding Item 20 (ZAB Appeal) the City Manager noted that the appeal has been rescheduled to February 10, 2026.

**Public Comment on Non-Agenda Matters:** 6 speakers.

## Consent Calendar

**Public Comment on Consent Calendar and Information Items Only:** 22 speakers.

**Action:** M/S/C (Tregub/Blackaby) to adopt the Consent Calendar in one motion except as indicated.

**Vote:** All Ayes.

### **Urgent Item: Decrying Violent Actions by ICE and Calling on Congress to Ensure Guardrails**

**From:** Councilmember Blackaby (Author); Mayor Ishii (Co-Author), Councilmember Lunaparra (Co-Sponsor), Councilmember Taplin (Co-Sponsor)

**Recommendation:** Adopt a Resolution decrying the recent violent actions of DHS, CBP and ICE in Minneapolis calling on Congress to ensure any funding bill for the U.S.

Department of Homeland Security includes meaningful and significant guardrails and expressing support for specific guardrails. Send copies to Senator Alex Padilla, Senator Adam Schiff, Congresswoman Lateefah Simon, and the rest of the California Congressional Delegation, Governor Gavin Newsom, Attorney General Rob Bonta, MN Governor Tim Walz, MN Lt. Governor Peggy Flanagan, MN Attorney General Keith Ellison, Minneapolis Mayor Jacob Frey, St. Paul Mayor Kaohly Her, the Minneapolis and St. Paul City Councils, Senator Jesse Arreguin, and Assemblymember Buffy Wicks.

**Financial Implications:** See report

Contact: Brent Blackaby, Councilmember, District 6, (510) 981-7160

**Action:** Approved Resolution No. 72,095-N.S.

## Recess Items

- 1. Contract: West Coast Drilling, Inc. for 2709 Hilgard Avenue Retaining Wall Stabilization**  
**From:** City Manager  
**Recommendation:** Adopt a Resolution ratifying the action taken by the City Manager during recess to execute a contract with West Coast Drilling, Inc. for design-build services for urgent slope and retaining wall stabilization work at 2709 Hilgard Avenue, in the amount of \$585,000 which includes a contingency of \$88,631.  
**Financial Implications:** See report  
Contact: Terrance Davis, Public Works, (510) 981-6300  
**Action:** Adopted Resolution No. 72,096–N.S.

## Consent Calendar

### 2. Minutes for Approval

**From: City Manager**

**Recommendation:** Approve the minutes for the Council meetings of December 2, 2025 (special and regular), and December 8, 2025 (closed).

**Financial Implications:** None

Contact: Mark Numainville, City Clerk, (510) 981-6900

**Action:** Approved recommendation.

### 3. 2025 Annual Commission Attendance and Meeting Frequency Report

**From: City Manager**

**Recommendation:** Adopt a Resolution approving a revised commission meeting frequency schedule, accepting the 2025 Annual Commission Attendance and Meeting Frequency Report, and rescinding Resolution No. 71,109-N.S.

**Financial Implications:** None

Contact: Mark Numainville, City Clerk, (510) 981-6900

**Action:** Adopted Resolution No. 72,097–N.S.

### 4. Formal Bid Solicitations and Request for Proposals Scheduled for Possible Issuance After Council Approval on January 27, 2026

**From: City Manager**

**Recommendation:** Approve the request for proposals or invitation for bids that will be, or are planned to be, issued upon final approval by the requesting department or division. All contracts over the City Manager's threshold will be returned to Council for final approval.

**Financial Implications:** See report

Contact: Henry Oyekanmi, Finance, (510) 981-7300

**Action:** Approved recommendation.

### 5. Contract: Carone and Company, Inc. for the Santa Fe Trackbed to Park Conversion Remediation, Demolition and Perimeter Fencing Project

**From: City Manager**

**Recommendation:** Adopt a Resolution: 1. Approving the plans and specifications for the Santa Fe Trackbed to Park Conversion Remediation, Demolition and Perimeter Fencing Project; and 2. Accepting the bid of the lowest responsive and responsible bidder, Carone and Company, Inc.; and 3. Authorizing the City Manager to execute a contract and any amendments, extensions or other change orders until completion of the project in accordance with the approved plans and specifications, with Carone and Company, Inc., for the Santa Fe Trackbed to Park Conversion Remediation, Demolition and Perimeter Fencing Project from Blake to Ward Street, along Acton Street at 0 Parker Street, 0 Carleton Street, 0 Derby Street, 0 Ward Street, in an amount not to exceed \$3,396,969 which includes a base contract amount of \$2,953,886, and a 15% contingency in the amount of \$443,083.

**Financial Implications:** \$3,396,969 - Various Funds

Contact: Scott Ferris, Parks, Recreation and Waterfront, (510) 981-6700

**Action:** Adopted Resolution No. 72,098–N.S.

## Consent Calendar

- 6. Option Agreement with TSA Holding Group, LLC for 199 Seawall Drive**  
**From: City Manager**  
**Recommendation:** Adopt a Resolution authorizing the City Manager to execute the Option Agreement and any amendments with TSA Holding Group, LLC for a two-year term with two one-year options to extend.  
**Financial Implications:** See report  
 Contact: Scott Ferris, Parks, Recreation and Waterfront, (510) 981-6700  
**Action:** Adopted Resolution No. 72,099–N.S.
- 7. Contracts: On-Call Equitable Community Engagement Services**  
**From: City Manager**  
**Recommendation:** Adopt nine Resolutions authorizing the City Manager to approve contracts in response to the April 24, 2025 Request for Qualifications, Specification No. 25-11721-C, “On-Call Equitable Community Engagement Services with City of Berkeley,” with the following firms, in not-to-exceed amounts of \$250,000 each, for total contract periods of five years:
1. 360 Total Concept Consulting
  2. Be the Change Consulting
  3. Community Planning Collaborative
  4. D & A Communications, Inc.
  5. Denaya Shorter Consulting
  6. The Ecology Center
  7. Equity First Consulting
  8. Moore Iacofano Goltsman, Incorporated (MIG)
  9. Plan to Place
- Financial Implications:** See report  
 Contact: Alene Pearson, Planning and Development, (510) 981-7400  
 Contact: Terrance Davis, Public Works, (510) 981-6300  
**Action:** Adopted Resolution No. 72,100–N.S. (360 Total Concept Consulting), Resolution No. 72,101–N.S. (Be the Change Consulting), Resolution No. 72,102–N.S. (Community Planning Collaborative), Resolution No. 72,103–N.S. (D & A Communications, Inc.), Resolution No. 72,104–N.S. (Denaya Shorter Consulting), Resolution No. 72,105–N.S. (The Ecology Center), Resolution No. 72,106–N.S. (Equity First Consulting), Resolution No. 72,107–N.S. (Moore Iacofano Goltsman, Incorporated), and Resolution No. 72,108–N.S. (Plan to Place).

## Consent Calendar

8. **Contract: B Bros Construction, Inc. for Fire Station #6 Remodel**  
**From: City Manager**  
**Recommendation:** Adopt a Resolution: 1. Approving plans and specifications for Fire Station #6 Remodel (Project), Specification No. 26-11760-C; and 2. Accepting the bid of B Bros Construction, Inc. as the lowest, responsive and responsible bidder; and 3. Authorizing the City Manager to execute a contract and any amendments, extensions, or change orders until the Project is completed in accordance with the approved plans and specifications for an amount not to exceed \$597,913, which includes a contingency of \$99,652.  
**Financial Implications:** See report  
Contact: Terrance Davis, Public Works, (510) 981-6300  
**Action:** Adopted Resolution No. 72,109–N.S.
  
9. **Contract: St. Francis Electric for On-Call Electrical Services**  
**From: City Manager**  
**Recommendation:** Adopt a Resolution authorizing the City Manager to execute a contract and any amendments with St. Francis Electric to provide on-call electrical services for a three year period from March 1, 2026, to February 28, 2029, in an amount not to exceed \$375,000, with an option to extend for two additional one-year terms. The service rates will be adjusted annually in accordance with the pricing outlined in the awarded bid.  
**Financial Implications:** See report  
Contact: Terrance Davis, Public Works, (510) 981-6300  
**Action:** Adopted Resolution No. 72,110–N.S.
  
10. **Contract: Siemens Industry, Inc. dba SIEMENS for Inspection, Testing, and Monitoring Services for the City's Fire and Life Safety System Equipment**  
**From: City Manager**  
**Recommendation:** Adopt a Resolution authorizing the City Manager to execute a contract and subsequent amendments with Siemens Industry, Inc, for Inspection, Testing, Monitoring, and On-Call Maintenance Services for Fire and Life Safety equipment installed in 23 City owned buildings; in an amount not to exceed \$350,000 for the initial contract period March 1, 2026, through February 28, 2029, and with the option to extend the contract term for two additional years, for a total contract term of five years.  
**Financial Implications:** See report  
Contact: Terrance Davis, Public Works, (510) 981-6300  
**Action:** Adopted Resolution No. 72,111–N.S.

## Consent Calendar

**11. Contract No. 32100070 Amendment: Urban Ore, Inc. for Salvage Operations at the City of Berkeley Transfer Station**

**From: City Manager**

**Recommendation:** Adopt a Resolution authorizing the City Manager to execute a contract amendment with Urban Ore, Inc. for salvage operations of reusable materials at the City's Transfer Station, increasing the contract by \$75,000 from \$189,848 to \$264,848, for a new not to exceed amount of \$264,848 and extending the term through June 30, 2027.

**Financial Implications:** See report

Contact: Terrance Davis, Public Works, (510) 981-6300

**Action:** Adopted Resolution No. 72,112–N.S.

**12. Contract No.101280-1 Amendment: On-Call Traffic Engineering Services with AECOM USA, Inc. for Engineering Services**

**From: City Manager**

**Recommendation:** Adopt a Resolution authorizing the City Manager to execute an amendment to Contract No. 101280-1 and any subsequent amendments with AECOM USA, Inc. (AECOM) for: 1. The Ashby-San Pablo Intersection Improvements Project (Project), Specification No.18-11182-C, to provide engineering support services to guide the Project through the required design review and encroachment permit process by the California Department of Transportation (Caltrans) for construction on State right-of-way, and 2. Other as-needed traffic engineering services, increasing the overall contract capacity for On-Call Traffic Engineering Services by up to \$800,000, for a total not-to-exceed amount of \$2,000,000.

**Financial Implications:** See report

Contact: Terrance Davis, Public Works, (510) 981-6300

**Action:** Adopted Resolution No. 72,113–N.S.

**13. Contract No. 108037-1 Amendment: MSR Mechanical, LLC for On-Call Heating, Ventilation and Air Conditioning Services**

**From: City Manager**

**Recommendation:** Adopt a Resolution authorizing the City Manager to execute a contract amendment with MSR Mechanical, LLC for on-call HVAC maintenance and repair to increase the contract amount by \$50,000 for a total contract amount not to exceed \$530,000.

**Financial Implications:** See report

Contact: Terrance Davis, Public Works, (510) 981-6300

**Action:** Adopted Resolution No. 72,114–N.S.

## Consent Calendar

14. **Contract No. 32500124 Amendment: Buhler Commercial for FY 2023 Retaining Wall and Storm Drain Improvement Project**  
**From: City Manager**  
**Recommendation:** Adopt a Resolution authorizing the City Manager to execute an amendment to Contract No. 32500124 with Buhler Commercial for work on the FY 2023 Retaining Wall and Storm Drain Improvement Project, Specification Nos. 23-11616-C & 23-11614-C, increasing the contract amount by \$250,000 for an amended total not to exceed \$2,224,009.  
**Financial Implications:** See report  
Contact: Terrance Davis, Public Works, (510) 981-6300  
**Action:** Adopted Resolution No. 72,115–N.S.
  
15. **goBerkeley Parking Management Program Recommended Adjustments to Address a Forecasted Deficit in the Off-Street and Parking Meter Funds**  
**From: City Manager**  
**Recommendation:** Adopt a Resolution concurring with the Public Works Department's proposed strategies to implement near-term adjustments consistent with the goBerkeley Parking Management Program's (Parking Program) goals to improve parking management and lessen traffic congestion and vehicle emissions; and to authorize the City Manager to proceed with public outreach and data collection for long-term strategies to address a declining fund balance in the Off-Street and Parking Meter funds.  
**Financial Implications:** See report  
Contact: Terrance Davis, Public Works, (510) 981-6300  
**Action:** Adopted Resolution No. 72,116–N.S.

## Council Consent Items

16. **AC Transit Berkeley Emeryville Inter-Agency Liaison Committee Appointments**  
**From: Mayor Ishii (Author)**  
**Recommendation:** Adopt a resolution appointing Councilmembers Terry Taplin and Cecilia Lunaparra as the liaisons and Councilmember Mark Humbert as the alternate, to the consolidated AC Transit Berkeley Emeryville Inter-Agency Liaison Committee.  
**Financial Implications:** None  
Contact: Adena Ishii, Mayor, (510) 981-7100  
**Action:** Adopted Resolution No. 72,117–N.S.



## Council Consent Items

- 17. Refer to the City Manager to include in the Community Survey a Poll Question about Increasing Sales Tax in the City of Berkeley**  
**From: Councilmember Kesarwani (Author), Mayor Ishii (Co-Sponsor)**  
**Recommendation:** Refer to the City Manager to include in the upcoming community survey for the November 2026 election a question about increasing the sales tax in the City of Berkeley from 10.25 percent to the maximum of 10.75 percent to help address the City's projected budget deficit of \$27 million.  
**Financial Implications:** Staff time  
 Contact: Rashi Kesarwani, Councilmember, District 1, (510) 981-7110  
**Action:** Approved recommendation.

## Action Calendar – Public Hearing

- 18. Implement Residential Preferential Parking (RPP) Program on the 1700 Block of Cedar Street**  
**From: City Manager**  
**Recommendation:** Conduct a public hearing and upon its conclusion, adopt a Resolution amending Resolution No. 56,508-N.S. Section 25P by adding a subsection to implement Residential Preferential Parking (RPP) on the north side of Cedar Street, between McGee Avenue and Edith Street (1701-1721 Cedar Street) in RPP Area E.  
**Financial Implications:** See report  
 Contact: Terrance Davis, Public Works, (510) 981-6300
- Public Testimony:** The Mayor opened the public hearing. 0 speakers.  
 M/S/C (Humbert/Ishii) to close the public hearing.  
**Vote:** All Ayes.
- Action:** M/S/C (O'Keefe/Ishii) to adopt Resolution No. 72,118–N.S.  
**Vote:** All Ayes.
- 19. Selected Marina Fee Increases**  
**From: City Manager**  
**Recommendation:** Conduct a public hearing and upon conclusion, adopt a Resolution approving new fees and increasing current fees for select Marina fees; and rescinding Resolution No. 71,840-N.S. and all amendatory resolutions.  
**Financial Implications:** \$247,500 (Revenue)  
 Contact: Scott Ferris, Parks, Recreation and Waterfront, (510) 981-6700
- Public Testimony:** The Mayor opened the public hearing. 1 speaker.  
 M/S/C (Tregub/Taplin) to close the public hearing.  
**Vote:** All Ayes.
- Action:** M/S/C (Humbert/Bartlett) to adopt Resolution No. 72,119–N.S.  
**Vote:** All Ayes.

## Action Calendar – Public Hearings

**20. Zoning Adjustment Board Appeal: 2109 Virginia, Use Permit #ZP2024-0066**

**From: City Manager**

**Recommendation:** Conduct a public hearing, and upon conclusion adopt a Resolution denying the appeal and affirming the Zoning Adjustment Board (ZAB) decision to approve Use Permit #ZP2024-0066 to demolish a two-story, 4,604-square-foot non-residential building and surface parking lot, and construct an eight-story (89 feet and 4 inches), 112,969 square-foot mixed-use residential building containing 110 dwelling units (including 9 Very Low-Income and 9 Moderate Income Density Bonus qualifying units), 690 square feet of ground-floor commercial space, 109 off-street vehicle parking spaces and 64 bicycle parking spaces, on a 22,513 square foot lot.

**Financial Implications:** None

Contact: Jordan Klein, Planning and Development, (510) 981-7400

**Action:** Item removed from the agenda by the City Manager. The public hearing for Zoning Adjustment Board Appeal: 2109 Virginia, Use Permit #ZP2024-0066 is scheduled for the meeting of February 10, 2026.

## Council Action Items

### 21. **Rescission and replacement of the Police Equipment and Community Safety Ordinance** *(Reviewed by the Public Safety Policy Committee)*

**From: Councilmember Humbert (Author), Councilmember O'Keefe (Co-Sponsor)**

**Recommendation:** Rescind and replace Ordinance 7760-N.S. the Police Equipment and Community Safety Ordinance (enacted May 11, 2021) because the State-level reporting requirements mandated by Chapter 12.8 (Sections 7070 to 7075) of Division 7 of Title 1 of the California Government Code (hereafter referred to as Chapter 12.8) already provide a comprehensive and sufficient framework for police equipment oversight.

This item would bring Berkeley's local reporting requirements into alignment with those of Chapter 12.8 and allow for one consolidated report, beginning with the 2025 report. The item would also maintain additional targeted reporting requirements for equipment deployment and ongoing use of force reporting under Policy 300.

*Policy Committee Recommendation: To send the item with a qualified positive recommendation to Council, recognizing the intention for one report, with the following matters noted for further consideration: -Clarifying the role of public reporting of data through the Transparency Hub. -Continued consideration of less-lethal deployment policies, including a possible review of Policy 300. -Consideration of reporting on the acquisition and use of controlled equipment, aligning with AB 481 and allowing for review by the Police Accountability Board.*

**Financial Implications:** See report

Contact: Mark Humbert, Councilmember, District 8, (510) 981-7180

**Action:** 13 speakers. M/S/C (Humbert/Blackaby) to adopt the first reading of Ordinance No. 8,001–N.S. from the item submitted by Councilmember Humbert including the revisions as submitted by Councilmember Blackaby in Supplemental Communications Packet #2 and further revised at the meeting as noted below. Second reading scheduled for February 10, 2026.

- Paragraph numbering in Section 2.100.080 changed to A) and B)
- Correct the numbering for the Severability section
- The effective date is amended to be 30 days after the second reading
- Remove Section 2.100.040(A)(2)
- Amend Sections 2.100.050(B)(1) and 2.100.050(F)(1) to change 15 days to 12 days
- Amend Section 2.100.050(C)(1)
- Rename Section 2.100.050(D)
- Change 30 days to 45 days in Sections 2.100.050(D)(3) and 2.100.060(B)(4)
- Remove Section 2.100.070(A)

**Vote:** Ayes – Bartlett, Tregub, O'Keefe, Blackaby, Lunaparra, Humbert, Ishii; Noes – Kesarwani, Taplin.

## Council Action Items

- 22. Creating Accessible Routes For Riders, Equity, and the Environment (CAR FREE): Budget Referral to Fund Limiting Cars on Telegraph Avenue**  
**From: Councilmember Lunaparra (Author)**  
**Recommendation:** Refer \$1,325,000 to the Long Range Development Plan and Measure FF funding processes to study limiting car access and develop pedestrian-centered design concepts for Telegraph Avenue between Bancroft Way and Dwight Way.  
**Financial Implications:** See report  
**Contact:** Cecilia Lunaparra, Councilmember, District 7, (510) 981-7170  
**Action:** Moved to Consent Calendar. Mayor Ishii, Councilmember Humbert, and Councilmember Blackaby added as co-sponsors. Approved recommendation.

**Public Comment – Items Not Listed on the Agenda - 3 speakers.**

## Adjournment

**Action:** M/S/C (Tregub/Lunaparra) to adjourn the meeting.

**Vote:** Ayes – Kesarwani, Taplin, Bartlett, Tregub, O’Keefe, Blackaby, Lunaparra, Ishii;  
Noes – None; Abstain – None; Absent – Humbert.

Adjourned at 9:18 p.m.

I hereby certify that the foregoing is a true and correct record of the regular meeting held on January 27, 2026.

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Mark Numainville, City Clerk

## Communications

### **Tear Gas Concern**

1. Ruth Shorer
2. Krista Kleczewski
3. George Perezvelez
4. Michael Bauce
5. Dana Prichard

### **Latino Korean War Memorial**

6. Harvey Smith on behalf of the Berkeley Community Latino Exhibit
7. John G. Aronovici
8. Larry Reyna

### **Complete Streets Project**

9. Maxwell Davis

**Cedar and Walnut Intersection**

10. Susan R Martin

**Lane Markings on Shattuck Ave**

11. Leonard Pitt

**Unhoused Concern**

12. Moni T. Law

13. M. Rivka Polatnick

14. Boona Cheema

**Street Parking**

15. Todd Andrew

**Truck on Sidewalk**

16. Isaac Nicholson

17. Elaina

**Household Hazardous Waste Disposal**

18. David Lerman

**Celebrity Flag Football**

19. Jeffrey Church on behalf of Visit Berkeley

**Tobacco Policy Changes**

20. Kiara Gonzalez Garcia on behalf of the PETS team

**Zoning**

21. Carolyn Cox

**Persian New Year Festival**

22. Jacob Cohen

**Employee Benefits**

23. Eric Friedman

**Structural Deficit**

24. Eric Friedman

**Public Bus**

25. R. Valentine

**Response Follow-Up**

26. Stephen Alpert (2)

**Rent-Pricing Software**

27. Ruby Chen

**Adeline Area Projects**

28. Daveed Mandell

**Measure FF**

29. Emily Kenyon

**Scooter/Bike Concern**

30. Melanie Lawrence (2)

**Wildlife Habitat Concern**

31. Mike Vandeman

**Police Radio Channels**

32. Grant L Hough

**Acton Courtyard**

33. Yasmin Jenkins (6)

**Newsletters**

34. Berkeley Art Center

**Forwards**

35. Russbumper

**Middle East Conflict**

36. Russbumper

**URLs**

37. Russbumper (3)

**Supplemental Communications and Reports 1**

**Item #20: Zoning Adjustment Board Appeal: 2109 Virginia, Use Permit #ZP2024-0066**

38. Aaryaman Singhal

**Supplemental Communications and Reports 2**

**Item #6: Option Agreement with TSA Holding Group, LLC for 199 Seawall Drive**

39. Jim McGrath

**Item #7: Contracts: On-Call Equitable Community Engagement Services**

**Item #9: Contract: St. Francis Electric for On-Call Electrical Services**

**Item #10: Contract: Siemens Industry, Inc. dba SIEMENS for Inspection, Testing, and Monitoring Services for the City's Fire and Life Safety System Equipment**

**Item #12: Contract No.101280-1 Amendment: On-Call Traffic Engineering Services with AECOM USA, Inc. for Engineering Services**

**Item #13: Contract No. 108037-1 Amendment: MSR Mechanical, LLC for On-Call Heating, Ventilation and Air Conditioning Services**

40. Barbara Gilbert

**Item #21: Rescission and replacement of the Police Equipment and Community Safety Ordinance (*Reviewed by the Public Safety Policy Committee*)**

41. Supplemental agenda material submitted by Councilmember Brent Blackaby

42. Hansel Alejandro Aguilar on behalf of the Office of the Director of Police Accountability

43. Gregory Kalkanis

**Supplemental Communications and Reports 3**

**Urgent Item: Decrying Violent Actions by ICE and Calling on Congress to Ensure Guardrails**

44. Urgent item agenda material submitted by Councilmember Brent Blackaby, Mayor Adena Ishii, and Councilmember Cecilia Lunaparra

**Item #18: Implement Residential Preferential Parking (RPP) Program on the 1700 Block of Cedar Street**

45. Presentation submitted by the Public Works Department

**Item #21: Rescission and replacement of the Police Equipment and Community Safety Ordinance (*Reviewed by the Public Safety Policy Committee*)**

46. Wendy Alfsen

**Item #22: Creating Accessible Routes For Riders, Equity, and the Environment (CAR FREE): Budget Referral to Fund Limiting Cars on Telegraph Avenue**

47. Dan Leaverton

48. Charles Siegel on behalf of Walk Bike Berkeley

49. Gregory Kalkanis

50. Robert Prinz on behalf of Bike East Bay

51. Tom Miller

# BERKELEY CITY COUNCIL SPECIAL MEETING MINUTES

**MONDAY, DECEMBER 1, 2025**

**3:00 P.M.**

2180 MILVIA STREET, BERKELEY, CA 94704 – REDWOOD ROOM  
TELECONFERENCE LOCATION – 1619 EDITH STREET, BERKELEY, CA 94703

ADENA ISHII, MAYOR

Councilmembers:

DISTRICT 1 – RASHI KESARWANI  
DISTRICT 2 – TERRY TAPLIN  
DISTRICT 3 – BEN BARTLETT  
DISTRICT 4 – IGOR TREGUB

DISTRICT 5 – SHOSHANA O'KEEFE  
DISTRICT 6 – BRENT BLACKABY  
DISTRICT 7 – CECILIA LUNAPARRA  
DISTRICT 8 – MARK HUMBERT

*This meeting will be conducted in a hybrid model with both in-person and virtual attendance. Attend this meeting remotely using [Zoom](#). To request to speak, use the "raise hand" function in Zoom. To join by phone: Dial **1-669-254-5252** or **1-833-568-8864 (Toll Free)** and enter **Meeting ID: 161 102 5071**. To provide public comment, Press \*9 and wait to be recognized by the Chair. To submit a written communication for the public record, email [council@berkeleyca.gov](mailto:council@berkeleyca.gov).*

*This meeting will be conducted in accordance with the Brown Act, Government Code Section 54953. Any member of the public may attend this meeting, however, if you are feeling sick, please do not attend the meeting in person. The City Council may take action related to any subject listed on the Agenda.*

*Pursuant to the City Council Rules of Procedure and State Law, the presiding officer may remove, or cause the removal of, an individual for disrupting the meeting. Prior to removing an individual, the presiding officer shall warn the individual that their behavior is disrupting the meeting and that their failure to cease their behavior may result in their removal. The presiding officer may then remove the individual if they do not promptly cease their disruptive behavior. "Disrupting" means engaging in behavior during a meeting of a legislative body that actually disrupts, disturbs, impedes, or renders infeasible the orderly conduct of the meeting and includes, but is not limited to, a failure to comply with reasonable and lawful regulations adopted by a legislative body, or engaging in behavior that constitutes use of force or a true threat of force.*

**Government Code Section 84308 (Levine Act)** - Parties to a proceeding involving a license, permit, or other entitlement for use are required to disclose if they made contributions over \$500 within the prior 12 months to any City employee or officer. Parties and participants with a financial interest are prohibited from making more than \$500 in contributions to a decisionmaker for the 12 months after the final decision is rendered on the proceeding. The above contribution disclosures and restrictions do not apply when the proceeding is competitively bid, or involves a personnel or labor contract. For more information, see Government Code Section 84308.



## Preliminary Matters

**Roll Call:** 3:07 p.m.

**Present:** Kesarwani, Taplin, Tregub, O'Keefe, Blackaby, Lunaparra, Humbert, Ishii

**Absent:** Bartlett

**Public Comment - Limited to items on this agenda only – 1 speaker**

## CLOSED SESSION:

The City Council will convene in closed session to meet concerning the following:

**1. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(d)(2)**

- a. WCAB Matter –# ADJ8053396; BER 0900017
- b. Claim #BER1500166
- c. WCAB Matter –# ADJ11157084; BER 1700129

**Action:** No reportable action taken.

**2. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(d)(2)**

- a. WCAB Matter –# ADJ17945960; BER 2200052

**Action:** No reportable action taken.

**3. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(d)(2)**

- a. WCAB Matter –# ADJ16388723; BER2200140

**Action:** No reportable action taken.

**4. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(d)(1)**

- a. *Diana Pickworth v. City of Berkeley*, Alameda County Superior Court Case No. 22CV010047

**Action:** No reportable action taken.

**5. CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(d)(4) (one case)**

**Action:** No reportable action taken.

**6. PUBLIC EMPLOYEE PERFORMANCE EVALUATION PURSUANT TO GOVERNMENT CODE SECTION 54957(b):**

a. Title of position to be evaluated: Director of Police Accountability

**Action:** No reportable action taken.

**OPEN SESSION:**

Public Reports of actions taken pursuant to Government Code section 54957.1.

No reportable actions taken.

**Adjournment**

**Action:** M/S/C (Taplin/Tregub) to adjourn the meeting.

**Vote:** Ayes – Kesarwani, Taplin, Tregub, O’Keefe, Blackaby, Lunaparra, Humbert, Ishii; Noes – None; Abstain – None; Absent – Bartlett.

Adjourned at 5:15 p.m.

I hereby certify that the foregoing is a true and correct record of the closed session meeting held on December 1, 2025.

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Mark Numainville, City Clerk



Office of the City Manager

**CONSENT CALENDAR**  
February 24, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Henry Oyekanmi, Director, Finance

Subject: Formal Bid Solicitations and Request for Proposals Scheduled for Possible Issuance After Council Approval on February 24, 2026

**RECOMMENDATION**

Approve the request for proposals or invitation for bids (attached to staff report) that will be, or are planned to be, issued upon final approval by the requesting department or division. All contracts over the City Manager's threshold will be returned to Council for final approval.

**FISCAL IMPACTS OF RECOMMENDATION**

Total estimated cost of items included in this report is \$200,000

| <b><u>PROJECT</u></b>                               | <b><u>Fund</u></b> | <b><u>Source</u></b>      | <b><u>Amount</u></b> |
|-----------------------------------------------------|--------------------|---------------------------|----------------------|
| Update Nexus Studies for five City development fees | 148                | Cultural Trust            | \$58,000             |
|                                                     | 139                | Streets & Open Space Imp. | \$86,000             |
|                                                     | 121                | Affordable Childcare      | \$12,000             |
|                                                     | 331                | Housing Mitigation        | \$44,000             |
| <b>Total:</b>                                       |                    |                           | <b>\$200,000</b>     |

**CURRENT SITUATION AND ITS EFFECTS**

On May 6, 2008, Council adopted Ordinance No. 7,035-N.S. effective June 6, 2008, which increased the City Manager's purchasing authority for services to \$50,000. As a result, this report submitted by the City Manager to Council is now for those purchases in excess of \$100,000 for goods; and \$200,000 for playgrounds and construction; and \$50,000 for services. If Council does not object to these items being sent out for bid or proposal within one week of them appearing on the agenda, and upon final notice to proceed from the requesting department, the IFB (Invitation for Bid) or RFP (Request for Proposal) may be released to the public and notices sent to the potential bidder/respondent list.

Formal Bid Solicitations and Request for Proposals  
Scheduled for Possible Issuance After Council  
Approval on February 24, 2026

CONSENT CALENDAR

### BACKGROUND

On May 6, 2008, Council adopted Ordinance No. 7,035-N.S., amending the City Manager's purchasing authority for services

### ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The Finance Department reviews all formal bid and proposal solicitations to ensure that they include provisions for compliance with the City's environmental policies. For each contract that is subject to City Council authorization, staff will address environmental sustainability considerations in the associated staff report to City Council.

### RATIONALE FOR RECOMMENDATION

Need for the goods and/or services.

### ALTERNATIVE ACTIONS CONSIDERED

None.

### CONTACT PERSON

Roopreet Walia-Soorma, Senior Buyer, Finance, 510-981-7311

### Attachments:

1. Formal Bid Solicitations and Request for Proposals Scheduled for Possible Issuance After Council Approval on February 24, 2026
  - a. Update Nexus Studies for five City development fees

Note: Original of this attachment with live signature of authorizing personnel is on file in General Services.

| SPECIFICATIO<br>N NO. | DESCRIPTION<br>OF GOODS /<br>SERVICES<br>BEING<br>PURCHASED  | APPROX. RELEASE<br>DATE | APPROX. BID<br>OPENING DATE | INTENDED USE                                                                                                                                                                                                                                                                                                                                                 | ESTIMATED<br>COST | BUDGET CODE TO BE CHARGED                                                                                                                                                                                                   | DEPT. / DIVISION                       | CONTACT NAME &<br>PHONE |
|-----------------------|--------------------------------------------------------------|-------------------------|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|-------------------------|
| 26-11783-C            | Update Nexus<br>Studies for five<br>City development<br>fees | 2/25/26                 | 3/25/2026                   | Contract with consultant to<br>update Nexus Studies which<br>support five city development<br>fees:<br>Affordable Housing fee for<br>Commercial Development,<br>Childcare Fee for Commercial<br>Development<br>Public Art on Private<br>Development Streets and Open<br>Space Improvement Plans<br>(SOSIP),<br>Privately owned public Open<br>Spaces (POPOS) | \$ 200,000.00     | 148-21-208-252-0000-000-446-612990<br>\$58k 139-54-622-662-0000-000-<br>431-612990 \$76k<br>139-54-622-662-431-612990<br>\$10k 121-51-533-<br>2074-0000-000-446-612990 \$12k<br>331-51-504-530-0000-000-446-612990<br>\$44k | Planning and Development<br>Department | Jim Bondi 510-981-7428  |
| Dept Total            |                                                              |                         |                             |                                                                                                                                                                                                                                                                                                                                                              | \$200,000         |                                                                                                                                                                                                                             |                                        |                         |
| TOTAL                 |                                                              |                         |                             |                                                                                                                                                                                                                                                                                                                                                              | \$200,000         |                                                                                                                                                                                                                             |                                        |                         |
|                       |                                                              |                         |                             |                                                                                                                                                                                                                                                                                                                                                              |                   |                                                                                                                                                                                                                             |                                        |                         |





Office of the City Manager

CONSENT CALENDAR  
February 24, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Scott Gilman, Director, Health, Housing & Community Services

Subject: Contract: California Association of Environmental Health Administrators for Stormwater Inspections

RECOMMENDATION

Adopt a Resolution authorizing the City Manager or designee to execute a contract and any amendments with the California Association of Environmental Health Administrators (CAEHA) to conduct facility stormwater inspections and other environmental health-related inspections including food facility inspections, in collaboration with the City's Environmental Health Division (EHD) in an amount not to exceed \$100,000 for the period of February 1, 2026, through June 30, 2026.

FISCAL IMPACTS OF RECOMMENDATION

The Health, Housing, and Community Services Department's (HHCS) EHD works collaboratively with the Public Works Department to implement the stormwater inspection program. This local program prohibits illicit discharges into Berkeley's stormwater drains. HHCS receives an annual allocation of approximately \$500,000 to inspect stormwater drains located at or near permitted food facilities. Funding is available in the FY2026 Adopted Budget in the Sanitary Sewer Fund 611 and Public Health Realignment Fund 156.

EHD filed a Request for Waiver of Competitive Solicitation (Waiver) for this contract due to the need for staff who possess a highly-specialized Registered Environmental Health Specialist credential. CAEHA is the only comprehensive resource and clearinghouse for credentialed professionals who are qualified to perform facility inspections. A similar contract with CAEHA was executed in 2025, which also included a Waiver.

CURRENT SITUATION AND ITS EFFECTS

The EHD is responsible for permitting and inspecting approximately 1,200 permitted facilities city-wide. Restaurant facilities also require stormwater inspections to ensure that pollutants are kept out of storm drains and that these facilities are in compliance with state and local regulations.

Due to attrition and current staffing vacancies, the EHD does not have sufficient staffing capacity to complete the number of stormwater inspections required by this state program. EHD previously contracted with CAEHA to assist with stormwater inspections in FY2025; CAEHA is in a position to provide similar assistance to EHD for FY2026.

#### BACKGROUND

The EHD administers various public health programs. The Restaurant Stormwater Protection Inspection Program is a local program, required by Berkeley Municipal Code (BMC) Title 17, Chapter 20, to prevent non-stormwater and pollutants from entering drains. This program is also regulated by the State Water Resources Control Board.

#### ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

Failure to inspect stormwater drains and regulate food facilities could potentially lead to harmful environmental impacts, if pollutants are allowed to drain into community waterways.

#### RATIONALE FOR RECOMMENDATION

The recommended action provides the City with staffing support to conduct and complete the required stormwater inspections for food facilities, as required by state and local regulations.

#### ALTERNATIVE ACTIONS CONSIDERED

Council could consider not approving the contract; however, the health and safety of the Berkeley community would be put at risk without adequately inspecting stormwater drains located at or near food facilities.

#### CONTACT PERSON

Scott Gilman, Department Director, HHCS, (510) 981-5100

Ronald Torres, Manager, Environmental Health Division, HHCS, (510) 981-5261

Attachments:

1: Resolution



RESOLUTION NO. ##,###-N.S.

CONTRACT: CALIFORNIA ASSOCIATION OF ENVIRONMENTAL HEALTH  
ADMINISTRATORS FOR STORMWATER INSPECTIONS

WHEREAS, the City of Berkeley's Health, Housing & Community Services (HHCS) Department is responsible for conducting stormwater inspections at or near permitted food facilities; and

WHEREAS, HHCS seeks to abide by BMC 17.20 to prevent pollutants from entering the City's stormwater drains; and

WHEREAS, the California Association of Environmental Health Administrators was contracted in FY2025 to assist in conducting stormwater inspections; and

WHEREAS, Funding is available in the FY2026 adopted budget in the Sanitary Sewer Fund 611 and Public Health Realignment Fund 156,

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager or designee is authorized to execute a contract and any amendments with the California Association of Environmental Health Administrators for required stormwater inspections in an amount not to exceed \$100,000 for the period of February 1, 2026, through June 30, 2026.





Office of the City Manager

CONSENT CALENDAR  
February 24, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Jordan Klein, Director, Planning and Development Department

Subject: Accept Grant Funds from the California Ocean Protection Council's Senate Bill 1 Sea Level Rise Adaptation Planning Grant Program and contract with Association of Bay Area Governments/San Francisco Estuary Partnership

RECOMMENDATION

Adopt a Resolution authorizing the City Manager or their designee to accept the California Ocean Protection Council's Senate Bill 1 Sea Level Rise Adaptation Planning Grant Program funding in the amount of \$223,151, and negotiate and execute a contract and any amendments, extensions, or change orders with the Association of Bay Area Governments/San Francisco Estuary Partnership, for the East Bay Crescent Sub-Regional Vulnerability Assessment and Shoreline Adaptation Planning, for the duration of March 1, 2026 through December 31, 2028.

FISCAL IMPACTS OF RECOMMENDATION

There is no match requirement required to receive this grant award. The total funding available to the City of Berkeley for this project is \$223,151, which will be deposited into Fund 336 (One-Time-Grant). The grant will fund time for City staff positions in the Planning & Development Department, Public Works Department, and Department of Parks, Recreation & Waterfront to provide information, coordination, and analysis for the East Bay Crescent Sub-Regional Vulnerability Assessment and Shoreline Adaptation Planning project.

CURRENT SITUATION AND ITS EFFECTS

The California Ocean Protection Council (OPC) has awarded the Association of Bay Area Governments (ABAG)/San Francisco Estuary Partnership (SFEP), in partnership with the Cities of Berkeley, Albany, Emeryville and Oakland, \$2,240,000 over two and a half years for the East Bay Crescent (EPC) Sub-Regional Vulnerability Assessment and Shoreline Adaptation Planning Project. Of the total grant amount, the City of Berkeley will receive \$223,151 over the grant period. ABAG/SFEP will serve as the prime recipient for this funding opportunity, and the City of Berkeley will be a subrecipient to ABAG/SFEP.

The EBC Sub-Regional Vulnerability Assessment and Shoreline Adaptation Planning will advance sea-level rise adaptation along the shorelines of Albany, Berkeley, Emeryville, and a portion of Oakland, from the Bay Bridge/Radio Beach to Cerritos Creek. A unique collaboration will result in a coordinated approach to adaptation in the EBC. Key components include development of an EBC Working Group and Equity Committee that will result in a sub-regional vulnerability assessment, with sub-regionally coordinated, but distinct, shoreline adaptation plans for the City of Albany, Berkeley, and Emeryville that adhere to the SF Bay Conservation and Development Commission's (BCDC) Regional Shoreline Adaptation Plan (RSAP) guidelines.

The work that will be completed under this grant supports the City's Strategic Plan goal to be a global leader in addressing climate change, advancing environmental justice, and protecting the environment.

#### BACKGROUND

In 2021, Governor Newsom signed Senate Bill 1 (Atkins, 2021)<sup>1</sup> into law. Senate Bill 1 (SB 1) directs the state to provide funding to local and regional governments to develop sea level rise (SLR) adaptation plans and implementation projects. OPC's SB 1 SLR Adaptation Planning Grant Program (SB 1 Grant Program) aims to provide funding for coastal communities to develop consistent SLR adaptation plans and projects to build resilience to SLR along the entire coast of California and San Francisco Bay.

In 2023, the California State Legislature passed SB 272 (Laird), Sea level rise: planning and adaptation. SB 272 addressed the need for coordinated standardized sea level rise adaptation by requiring local governments along the San Francisco Bay shoreline to develop Subregional Shoreline Adaptation Plans. Bay Area Subregional Shoreline Adaptation Plans are required to meet the Guidelines established by BCDC in the RSAP, ensuring effective and collaborative regional responses.

#### ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

This funding will provide valuable technical information around the sea level rise vulnerabilities that exist in the regional East Bay Crescent area, which includes Berkeley, and will provide additional planning support and information to understand how the City and community can best plan for and mitigate these climate impacts.

#### RATIONALE FOR RECOMMENDATION

Accepting this grant funding would allow the City to advance necessary work to understand shoreline vulnerabilities and ensure that community priorities drive

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<sup>1</sup> Senate Bill 1 (Atkins, 2021):

[https://leginfo.ca.gov/faces/billTextClient.xhtml?bill\\_id=202120220SB1](https://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=202120220SB1)

Accept SB1 Sea Level Adaptation Grant Funds,  
and contract with ABAG/SF Estuary Project

CONSENT CALENDAR  
February 24, 2026

development and coordination of climate adaptation plans in this complex area of the Bay. This funding will also result in the completion of a state-required Regional Shoreline Adaptation Plan for the City of Berkeley, which the City would not otherwise have the funding or resources to complete at this time.

ALTERNATIVE ACTIONS CONSIDERED

None.

CONTACT PERSON

Jordan Klein, Director, Planning and Development Department, (510) 981-7534  
Katie Van Dyke, Chief Resilience Officer, Planning and Development Department, (510) 981-7403

Attachments:

- 1: Resolution
- 2: Ocean Protection Council Staff Recommendation to disburse funds for SB1 SLR Adaptation Planning Grant Program, September 30, 2025

RESOLUTION NO. ##,###-N.S.

RESOLUTION TO ACCEPT GRANT FUNDS FROM THE OCEAN PROTECTION COUNCIL'S SB1 SEA LEVEL RISE ADAPTATION PLANNING GRANT PROGRAM, AND CONTRACT WITH THE ASSOCIATION OF BAY AREA GOVERNMENTS/SAN FRANCISCO ESTUARY PARTNERSHIP FOR THE EAST BAY CRESCENT SUB-REGIONAL VULNERABILITY ASSESSMENT AND SHORELINE ADAPTATION PLANNING

WHEREAS, climate change is accelerating rising sea levels, increasing storm frequency and intensity, and moving groundwater toward the surface. The confluence of more intense winter storms, extreme high tides, and higher runoff, with higher sea levels, will increase the frequency and duration of shoreline flooding long before areas are permanently inundated by sea level rise alone; and

WHEREAS, the San Francisco Bay Area is a vibrant, diverse, ecologically unique, innovative, and pioneering region that will be deeply and deleteriously affected by climate change without tremendous effort and investments to adapt to a constantly changing shoreline. The San Francisco Bay shoreline constitutes approximately one-third of the California coastline, but the Bay Area is estimated to experience two-thirds of the negative economic impacts due to the flooding that would occur absent adequate measures to adapt and protect people, places, and habitat; and

WHEREAS, the Bay Area region's most socioeconomically vulnerable frontline communities are at the greatest risk of exposure to climate threats, and the impacts of historic and ongoing social and economic marginalization will compound the risks posed by flooding to those communities by reducing a community's or individual's ability to prepare for, respond to, and/or recover from a flood event; and

WHEREAS, flood damage to vital shoreline development, public infrastructure, and facilities such as neighborhoods, commercial centers, airports, seaports, regional transportation facilities, landfills, contaminated lands, and wastewater treatment facilities absent adaptation will require costly repairs and likely will result in the interruption or loss of vital services, large-scale social dislocation, and degraded environmental quality; and

WHEREAS, the increasingly frequent and severe impacts of climate change in the Bay Area do not conform to jurisdictional boundaries or the planning and regulatory authorities of any one agency or organization; and

WHEREAS, in 2025 the Association of Bay Area Governments/San Francisco Estuary Partnership, in partnership with the City of Berkeley, submitted a proposal in response to the California Ocean Protection Council's Senate Bill 1 Sea Level Rise Adaptation Planning Grant Program to fund the East Bay Crescent Sub-Regional Vulnerability Assessment and Shoreline Adaptation Planning; and

WHEREAS, on September 30, 2025, the California Ocean Protection Council authorized approval of disbursement of funds to successful applications to the Senate Bill 1 Sea

Level Rise Adaptation Planning Grant Program including to the Association of Bay Area Governments/San Francisco Estuary Partnership for “The East Bay Crescent Sub-Regional Vulnerability Assessment and Shoreline Adaptation Planning;” and

WHEREAS, the grant funding will lead to the creation of a Sub-Regional Vulnerability Assessment for the East Bay Crescent area and adaptation planning including a Regional Shoreline Adaptation Plan for the City of Berkeley.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager or their designee is authorized to accept the California Ocean Protection Council’s Senate Bill 1 Sea Level Rise Adaptation Planning Grant Program funding in the amount of \$223,151, and negotiate and execute a contract and any amendments, extensions, or change orders with the Association of Bay Area Governments/San Francisco Estuary Partnership, for the East Bay Crescent (EBC) Sub-Regional Vulnerability Assessment and Shoreline Adaptation Planning, for the duration of March 1, 2026 through December 31, 2028.



CALIFORNIA  
**OCEAN  
PROTECTION  
COUNCIL**

Wade Crowfoot | Secretary for Natural Resources | Council Chair  
Yana Garcia | Secretary for Environmental Protection  
Eleni Kounalakis | Lieutenant Governor  
Ben Allen | State Senator  
Dawn Addis | State Assemblymember  
Alexis Jackson | Public Member  
Megan Rocha | Public Member

**Staff Recommendation**

September 30, 2025

Item 5b

**Action Item:**

**Consideration and Approval of Disbursement of Funds for Senate Bill 1  
Sea Level Rise Adaptation Planning Grant Program**

Megan Williams, Coastal Resilience Program Manager

**Recommended Action:** Authorization to disburse up to \$9,326,379 to various grantees who submitted successful applications to the Senate Bill 1 Sea Level Rise Adaptation Planning Grant Program (SB 1 Grant Program) for sea level rise (SLR) adaptation planning or implementation projects, as follows:

- 5b.1 Up to \$1,140,000 to the City of Alameda for the “Oakland-Alameda Shoreline Adaptation Planning”
- 5b.2 Up to \$2,240,000 to the Association of Bay Area Governments/San Francisco Estuary Partnership for “The East Bay Crescent Sub-Regional Vulnerability Assessment and Shoreline Adaptation Planning”
- 5b.3 Up to \$144,900 to the City of Oakland for the “City of Oakland Oakland-Alameda Adaptation Committee and East Bay Crescent Regional Planning Effort”
- 5b.4 Up to \$2,631,383 to the County of Santa Clara for the “Santa Clara County Subregional Shoreline Adaptation Plan”
- 5b.5 Up to \$2,033,726 to the San Mateo County Flood and Sea Level Rise Resiliency District for the “San Mateo County Southern Bayside Cities Shoreline Resilience Plan”
- 5b.6 Up to \$736,370 to the City of Pinole for the “Pinole-Hercules Multi-Jurisdictional Shoreline Adaptation Plan”
- 5b.7 Up to \$400,000 to the City of Pittsburg for the “City of Pittsburg Shoreline Adaptation Plan”



**Location:** Statewide

**Strategic Plan Goals and Objectives:** Goal 1: Safeguard Coastal and Marine Ecosystems and Communities in the Face of Climate Change; Objective 1.1: Build Resiliency to Sea-Level Rise, Coastal Storms, Erosion and Flooding

**Equity and Environmental Justice Benefits:**

The SB 1 Grant Program meets many of the strategies and actions outlined in Goal 1 of OPC’s [Equity Plan](#), which is to establish and implement more equitable and sustainable community engagement and funding methods to expand and enhance opportunities for ocean and coastal projects, policies, and research. According to the [SLR Adaptation Criteria](#), each project, regardless of phase, must include outreach, education, and community engagement, especially to environmental justice (EJ) communities and tribes, as part of the project’s scope. Equity and EJ benefits include community engagement, locally driven adaptation priorities, improved coastal habitat, and safer coastal access.

**Findings and Resolution:**

Staff recommends that the Ocean Protection Council (OPC) adopt the following findings:

“Based on the accompanying staff report and attached exhibit(s), OPC hereby finds that:

1. The proposed projects are consistent with the purposes of Division 26.5 of the Public Resources Code, the California Ocean Protection Act;
2. The proposed projects are consistent with the Budget Act of 2022 which included a \$37.5 million Greenhouse Gas Reduction Fund appropriation for implementation of Chapter 236 of the Statutes of 2021 (SB 1); and
3. The proposed projects are not ‘legal projects’ that trigger the California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 21068 and Title 14 of the California Code of Regulations section 15378.”

Staff further recommends that OPC adopt the following resolution pursuant to Sections 35500 *et seq.* of the Public Resources Code:

“OPC hereby approves the authorization to disburse up to \$9,326,379 to various grantees who submitted successful applications to the Senate Bill 1 Sea Level Rise Adaptation Planning Grant Program for sea level rise adaptation planning or implementation projects, as follows:

- Up to \$1,140,000 to the City of Alameda

- Up to \$2,240,000 to the Association of Bay Area Governments/San Francisco Estuary Partnership
- Up to \$144,900 to the City of Oakland
- Up to \$2,631,383 to the County of Santa Clara
- Up to \$2,033,726 to the San Mateo County Flood and Sea Level Rise Resiliency District
- Up to \$736,370 to the City of Pinole
- Up to \$400,000 to the City of Pittsburg

This authorization is subject to the condition that prior to disbursement of funds, each grantee shall submit for the review and approval of the Executive Director of the OPC detailed work plans, schedules, staff requirements, budgets, and the names of any contractors intended to be used to complete the projects, as well as discrete deliverables that can be produced in intervals to ensure the projects are on target for successful completion. All projects will be developed under a shared understanding of process, management, and delivery.”

### Executive Summary:

Staff recommends that the Ocean Protection Council approve the disbursement of up to \$9,326,379 to fund seven projects submitted by local and regional governments that successfully met the requirements of the Senate Bill 1 Sea Level Rise Adaptation Planning Grant Program (SB 1 Grant Program) and will result in sea level rise (SLR) adaptation planning or implementation projects. In August of 2023, [OPC approved](#) the disbursement of up to \$95.9 million for the SB 1 Grant Program to fund SLR adaptation planning or implementation projects. The SB 1 Grant Program implements [Senate Bill 1 \(Atkins, 2021\)](#) and also supports local governments in meeting the requirements of [Senate Bill 272 \(Laird, 2023\)](#), which requires all coastal local governments to adopt SLR plans by 2034, integrated into Local Coastal Programs (LCPs) or San Francisco Bay Subregional Shoreline Adaptation Plans (SSAPs).

Building on this legislative direction, the overall goal of the SB 1 Grant Program is to provide funding for coastal communities to develop consistent SLR adaptation plans and projects to build resilience to SLR along the entire coast of California and San Francisco Bay. To achieve this goal, the SB 1 Grant Program offers two tracks of funding: one for pre-planning and planning phases (Track 1), and one for the project and implementation phase (Track 2). Track 1 opened for proposal submission in December of 2023, and accepts proposals on a non-competitive, rolling, quarterly basis, provided the proposals satisfy the program requirements.

The total amount recommended for funding across all seven projects is \$9,326,379. OPC received 14 applications in this round (12 Track 1 proposals and 2 Track 2 urgent LOIs), requesting a total of \$19.3 million. All proposals were reviewed by OPC staff, in collaboration with either California

Coastal Commission (CCC) or San Francisco Bay Conservation and Development Commission (BCDC) staff, depending on the project area location. Proposals were reviewed for adherence to the [SLR Adaptation Criteria](#) and the evaluation criteria set forth within the solicitation.

This represents the sixth set of projects recommended for funding under the program, furthering the goal of equipping California’s coastal communities with robust and consistent SLR adaptation plans, while ensuring local and regional efforts are well-coordinated and advancing statewide resilience. To date, OPC has approved over \$20.4 million in SB 1 funding to local, regional, and tribal governments, across five rounds. If approved, this set of projects would bring the total investment to \$29.75 million statewide. To better communicate and assess progress, OPC has created an [interactive map](#) of SB 1-funded projects. The map illustrates how investments are distributed across the outer coast and San Francisco Bay, tracks progress toward the 2034 planning requirement under SB 272, and highlights where additional effort is needed to ensure statewide resilience to SLR.

## **Track 1 (Pre-Planning, Data Collection, and Planning) Project Summaries:**

### ***5b.1 Oakland-Alameda Shoreline Adaptation Planning***

#### **Project Summary:**

The City of Alameda, in partnership with the Oakland-Alameda Adaptation Committee (OAAC), proposes to develop the Alameda Shoreline Resilience Plan, a single-jurisdiction Subregional Shoreline Adaptation Plan (SSAP) that meets the requirements of SB 272 and BCDC’s [Regional Shoreline Adaptation Planning \(RSAP\) guidelines](#), which includes seven planning elements identified as Elements A through G. The project will fill gaps in existing conditions and vulnerability assessments (RSAP Elements B and C) for Alameda and portions of Oakland, and will complete adaptation strategies, an implementation plan, and a project list (RSAP Elements A, D-G) for Alameda. Work will include updated hazard and exposure analyses, community and tribal asset mapping, evaluation of nature-based and engineered alternatives, and preparation of land use, policy, and funding recommendations. Deliverables will culminate in a RSAP-compliant SSAP for Alameda to be adopted by City Council and submitted to BCDC, while coordinated deliverables for Oakland will provide the foundation for its future SSAP.

#### **Equity and Environmental Justice Benefits:**

The project area includes frontline neighborhoods in East Oakland and an Environmental Justice community on Alameda’s west side, identified through [CalEnviroScreen 4.0](#), BCDC’s Social Vulnerability Index, and Federal Emergency Management Agency (FEMA) Community Disaster Resilience Zones. Residents face overlapping risks from flooding, contamination, and limited

shoreline access. Greenbelt Alliance, Community Action for a Sustainable Alameda, and local community-based organizations (CBOs) will lead multilingual engagement – surveys, workshops, focus groups, and asset mapping – to ensure underserved residents shape priorities and strategies. Tribal partners, including the Confederated Villages of Lisjan Nation/Sogorea Te’ Land Trust, will be engaged and compensated. These actions fulfill the RSAP Equity Standard and center vulnerable communities in adaptation outcomes.

### **About the Grantee:**

The City of Alameda is responsible for managing a highly vulnerable shoreline in central San Francisco Bay. Alameda has led climate resilience efforts including a 2019 Social Vulnerability Assessment and recent subregional existing conditions and vulnerability reports completed through the Oakland-Alameda Adaptation Committee (OAAC). The City convenes OAAC, which brings together Oakland, the Port of Oakland, Caltrans, East Bay Regional Park District, CBOs, tribal partners, and regional agencies.

This project will be delivered with a multidisciplinary team of confirmed partners: CMG Landscape Architecture (technical prime), East Bay Regional Park District (subregional coordination), Greenbelt Alliance and Community Action for a Sustainable Alameda (community engagement), San Francisco Estuary Institute (science and nature-based solutions), and UC Berkeley (finance and policy). With this team and established interagency collaboration through OAAC, Alameda is well-positioned to deliver an RSAP-compliant SSAP.

### **Project Timeline:**

This project will be completed over two years.

### **Project Financing:**

Staff recommends that OPC authorize disbursement of up to \$1,140,000 to the City of Alameda for the Oakland-Alameda Shoreline Adaptation Planning Project. This project includes leveraged non-state funds of \$840,000, comprised of a National Fish and Wildlife Foundation (NFWF) grant and a San Francisco Estuary Institute grant focused on the Oakland-Alameda subregion. The total project cost is \$1,980,000.

## ***5b.2 The East Bay Crescent Subregional Vulnerability Assessment and Shoreline Adaptation Planning***

### **Project Summary:**

The Association of Bay Area Governments/San Francisco Estuary Partnership (SFEP), with Albany, Berkeley, Emeryville, and Oakland, will lead the East Bay Crescent (EBC) Subregional Vulnerability Assessment and Shoreline Adaptation Planning. The project will produce RSAP-compliant Existing Conditions (Element B) and Vulnerability Assessments (Element C) for the EBC shoreline (Bay Bridge/Radio Beach to Cerritos Creek) and develop coordinated, single-jurisdiction SSAPs for Albany, Berkeley, and Emeryville (Elements D-G). Core tasks include convening an EBC Working Group and Equity Committee, community and tribal engagement, updated exposure analyses using recent LiDAR, evaluation of nature-based and engineered strategies, and preparation of implementation, monitoring, and funding plans. Oakland will participate in Elements B/C through the Working Group to align with its future SSAP.

### **Equity and Environmental Justice Benefits:**

The EBC shoreline includes frontline neighborhoods in Emeryville, Berkeley, Albany, and West Oakland that face overlapping risks from flooding, contaminated fill, groundwater rise, and limited shoreline access. Many of these areas rank in the highest percentiles in [CalEnviroScreen 4.0](#), with long histories of redlining and industrial land use. SFEP will convene an Equity Committee led by the firm co:census and up to six CBOs to ensure community voices guide the process. Engagement will include multilingual workshops, surveys, walking tours, and asset mapping to identify priority areas and shape strategies. Tribal partners, including the Confederated Villages of Lisjan Nation, will be engaged and compensated. This approach ensures adaptation plans reflect community priorities and meet the RSAP Equity Standard.

### **About the Grantee:**

SFEP is a collaborative regional program of agencies, nonprofits, scientists, and community partners working to protect and restore the San Francisco Bay-Delta Estuary. Housed within the Association of Bay Area Governments, SFEP has decades of experience managing multi-jurisdictional planning, grant administration, and community-based projects.

For this effort, SFEP will manage a multidisciplinary team that includes co:census (engagement lead), CMG Landscape Architecture and Pathways Climate Institute (technical co-leads), and the San Francisco Estuary Institute (science and nature-based solutions advisor), in partnership with the Cities of Albany, Berkeley, and Emeryville (SSAP adoption leads) and the City of Oakland (Working Group participant for Elements B/C). With its established convening role and technical

bench, SFEP is well-positioned to deliver RSAP-compliant subregional analyses and coordinated city SSAPs.

**Project Timeline:**

This project will be completed over two and a half years.

**Project Financing:**

Staff recommends that OPC authorize disbursement of up to \$2,240,000 to the Association of Bay Area Governments/San Francisco Estuary Partnership for The East Bay Crescent Sub-Regional Vulnerability Assessment and Shoreline Adaptation Planning Project. This project includes leveraged non-state and state funds totaling \$2,004,904, comprised of contributions from the Bay Area Toll Authority, U.S. Environmental Protection Agency Water Quality Improvement Fund, and U.S. Department of Transportation PROTECT Planning Grant, as well as a state grant to the City of Berkeley from the Office of Land Use and Climate Innovation. The total project cost is \$4,244,904.

***5b.3 City of Oakland OAAC and EBC Regional Planning Effort***

**Project Summary:**

The City of Oakland will advance sea level rise planning for portions of its shoreline through participation in two coordinated efforts: the OAAC and the EBC Working Group. Together, these efforts will produce RSAP-compliant Existing Conditions (RSAP Element B) and Vulnerability Assessments (RSAP Element C) for the Oakland shoreline within the San Leandro and EBC Operational Landscape Units. This work will update and align prior studies with RSAP standards, identify priority areas and assets, and assess evolving risks over time. Oakland staff will contribute data, review deliverables, and coordinate across both projects to ensure consistency. Completion of Elements B and C will lay the groundwork for Oakland’s future SSAP, supporting development of adaptation strategies, implementation plans, and project lists in later phases.

**Equity and Environmental Justice Benefits:**

Oakland’s shoreline includes many frontline communities identified through the City’s Environmental Justice and Safety Elements, [CalEnviroScreen 4.0](#), and FEMA Community Disaster Resilience Zones. East Oakland and waterfront neighborhoods rank in the top 10-20% statewide for cumulative environmental burdens, facing overlapping risks from flooding, groundwater rise, contaminated fill, and limited shoreline access. Community engagement to date has included more than 90 meetings and surveys as part of Oakland’s General Plan update, with a racial equity framework guiding outreach to historically underserved neighborhoods. While this project focuses on technical RSAP Elements B and C, engagement data and community asset mapping from those

efforts will inform SSAP deliverables and ensure consistency with the Equity Standard. Future phases of Oakland’s SSAP will expand direct engagement, building on these foundations to ensure that vulnerable residents shape adaptation priorities and outcomes.

### **About the Grantee:**

The City of Oakland manages an extensive and highly vulnerable shoreline along San Francisco Bay, San Leandro Bay, and the Oakland Estuary. Oakland has advanced resilience planning through its Climate Change Vulnerability Assessment (2021), Equitable Climate Action Plan (2020), and recently adopted General Plan Safety and Environmental Justice Elements. The City participates in OAAC and the EBC Working Group, collaborating with Alameda, SFEP, regional agencies, CBOs, and tribal partners to coordinate shoreline planning across jurisdictions.

This project will be delivered in partnership with OAAC and SFEP-led efforts, supported by a consultant team led by CMG Landscape Architecture. Engagement experience from the General Plan update provides a strong foundation for integrating equity and community-identified assets into RSAP deliverables. With this track record and established partnerships, Oakland is well-positioned to complete RSAP-compliant Elements B and C and to advance a future SSAP.

### **Project Timeline:**

This project will be completed over one and a half years.

### **Project Financing:**

Staff recommends that OPC authorize disbursement of up to \$144,900 to the City of Oakland for the City of Oakland OAAC and EBC Regional Planning Effort. This project includes leveraged non-state funds of \$840,000, comprised of a NFWF grant and a San Francisco Estuary Institute grant focused on the Oakland-Alameda subregion. The total project cost is \$984,900.

## ***5b.4 Santa Clara County Subregional Shoreline Adaptation Plan***

### **Project Summary:**

The County of Santa Clara proposes to develop the Santa Clara County Subregional Shoreline Adaptation Plan (SCCSAP), a multi-jurisdictional effort that will align with BCDC’s RSAP guidelines. The SCCSAP will cover unincorporated County lands and six participating cities: Palo Alto, Mountain View, Sunnyvale, San José, Santa Clara, and Milpitas, in partnership with Valley Water and the Valley Transportation Authority.



Key outcomes include updating vulnerability assessments to meet RSAP Elements B and C and preparing RSAP Elements A-G for the County and its cities. The plan will identify priority action areas and adaptation pathways at the Operational Landscape Unit (OLU) scale, emphasizing nature-based solutions and cross-jurisdictional coordination. Each city will have an annex with tailored analysis, strategies, and project lists. By integrating programmatic CEQA review and securing local adoption, the SCCSAP will provide a clear framework for shoreline resilience, implementation, and monitoring across Santa Clara County.

### **Equity and Environmental Justice Benefits:**

Santa Clara County's shoreline communities include both affluent and highly vulnerable areas, with significant disparities in exposure and capacity to adapt. For example, the Alviso neighborhood of San José has a [CalEnviroScreen 4.0](#) score of 67, high social vulnerability indicators, and limited prior engagement on sea level rise. Across the project area, communities experience overlapping risks from flooding, land subsidence, groundwater rise, and historic contamination.

The project will meet the RSAP Equity Assessment Standard by embedding at least one CBO partner in each OLU to co-lead outreach. Engagement will include multilingual workshops, surveys, and focus groups, ensuring frontline communities identify critical assets, shape local visions and goals, and evaluate adaptation strategies. Tribes with ancestral ties to the shoreline will be engaged in early, ongoing consultation, with attention to cultural resources and reciprocal knowledge sharing. These efforts will ensure that adaptation pathways reduce risks while improving resilience, access, and equity for vulnerable residents.

### **About the Grantee:**

The County of Santa Clara is the sixth most populous county in California, with approximately 20 miles of shoreline along San Francisco Bay. The County has a strong history of regional collaboration through the Santa Clara County Climate Collaborative, which convenes agencies, CBOs, and technical experts on climate resilience. The County has also advanced local planning through its Safety and Resiliency policies, while partner cities have prepared or are updating climate and vulnerability assessments.

For this project, the County will lead a multi-jurisdictional partnership with six shoreline cities – Palo Alto, Mountain View, Sunnyvale, San José, Santa Clara, and Milpitas – alongside Valley Water and the Santa Clara Valley Transportation Authority. Participating cities are providing dedicated staff capacity and data support, with the four cities under BCDC jurisdiction committing substantial staff time to ensure compliance with RSAP standards. A consultant team, including technical experts and CBO partners, will prepare RSAP deliverables under County management. This



structure ensures coordinated planning across jurisdictions, while building on each city’s prior work and commitment to local adoption of the SCCSAP.

**Project Timeline:**

This project will be completed over three and a half years.

**Project Financing:**

Staff recommends that OPC authorize disbursement of up to \$2,631,383 to the County of Santa Clara for the Santa Clara County Subregional Shoreline Adaptation Plan.

***5b.5 San Mateo County Southern Bayside Cities Shoreline Resilience Plan***

**Project Summary:**

The San Mateo County Flood and Sea Level Rise Resiliency District (OneShoreline), in partnership with Belmont, San Carlos, Redwood City, Menlo Park, and East Palo Alto, will develop the San Mateo County Southern Bayside Cities Shoreline Resilience Plan – a multi-jurisdictional SSAP consistent with BCDC’s RSAP guidelines. The plan will update existing conditions and vulnerability analyses, identify priority action areas, and develop coordinated adaptation strategies, pathways, and implementation steps for this hydraulically connected shoreline reach spanning the Belmont-Redwood and San Francisquito OLU. Core benefits include regionally aligned flood risk reduction, funding readiness, equity-centered planning, and prioritization of nature-based solutions.

**Equity and Environmental Justice Benefits:**

The planning area includes frontline communities in East Palo Alto, Menlo Park (Belle Haven), North Fair Oaks, and parts of Redwood City with elevated [CalEnviroScreen 4.0](#) scores and displacement risk. Equity is embedded throughout the process: Nuestra Casa will lead culturally responsive, multilingual engagement (workshops, intercept surveys, site walks, focus groups), and the project will complete RSAP equity assessments at key milestones. Community-identified assets and priorities will directly inform selection of strategies and pathways, with attention to groundwater/contamination risks, public access, and anti-displacement considerations.

**About the Grantee:**

The San Mateo County Flood and Sea Level Rise Resiliency District (OneShoreline) was established in 2020 as a joint powers authority to address sea level rise, flooding, and stormwater challenges across jurisdictional boundaries. OneShoreline leads the development and implementation of multi-benefit shoreline resilience projects throughout San Mateo County and is coordinating

similar efforts in other Bayshore cities. With a mission to advance regional climate resilience, OneShoreline brings expertise in shoreline engineering, community engagement, and land use policy. The agency recently developed and adopted resilience planning guidance for private development and initiated work on public infrastructure resilience standards.

For this project, OneShoreline will lead a partnership with the Cities of Belmont, San Carlos, Redwood City, Menlo Park, and East Palo Alto; agency partners including Caltrans District 4, San Mateo County, Port of Redwood City, SamTrans, the San Francisquito Creek Joint Powers Authority, Silicon Valley Clean Water; and community partner Nuestra Casa, serving as the equity-based engagement lead. Governance includes a Project Management Team (OneShoreline and cities), a Technical Advisory Committee of regional and state partners, and city interdepartmental working groups to ensure technical rigor, alignment with local priorities, and streamlined adoption.

### **Project Timeline:**

This project will be completed over three years.

### **Project Financing:**

Staff recommends that OPC authorize disbursement of up to \$2,033,726 to the San Mateo County Flood and Sea Level Rise Resiliency District for the San Mateo County Southern Bayside Cities Shoreline Resilience Plan. This project includes \$642,050 in non-state leveraged funds (\$73,050 from OneShoreline via San Mateo County Measure K and \$569,000 in in-kind staff time contributions from Belmont, San Carlos, Redwood City, Menlo Park, and East Palo Alto). The total project cost is \$2,675,776.

## ***5b.6 Pinole-Hercules Multi-Jurisdictional Shoreline Adaptation Plan***

### **Project Summary:**

The Cities of Pinole and Hercules propose to jointly develop a multi-jurisdictional shoreline adaptation plan for their shared San Pablo Bay shoreline. The plan will follow BCDC's RSAP guidelines and build on recent local planning efforts, while closely coordinating with Contra Costa County's [OPC-funded](#) shoreline adaptation planning project. Together, these efforts will create a cohesive subregional strategy that addresses shared risks such as flooding, groundwater emergence, and erosion, while identifying nature-based adaptation strategies. The project will focus on critical assets including the Pinole-Hercules Water Pollution Control Plant, Bayfront Park, and the Hercules Hub transit-oriented development, alongside shoreline neighborhoods and open spaces.

## **Equity and Environmental Justice Benefits:**

Both Pinole and Hercules include socially and economically diverse shoreline communities that are highly exposed to flooding, sea level rise, and groundwater emergence. In Pinole, northwestern shoreline neighborhoods rank in the 81<sup>st</sup>-90<sup>th</sup> percentile in [CalEnviroScreen 4.0](#) for diesel particulate matter, toxic releases, and lead contamination, and face high displacement risks. In Hercules, shoreline-adjacent residents include low-income households (23% below 150% of poverty level), cost-burdened renters, and a diverse population. Both cities have built a foundation of equitable outreach through their Climate Action, Hazard Mitigation, and General Plan processes. This project builds on that foundation by partnering with trusted community-based organizations such as Friends of Pinole Creek Watershed, Rotary clubs, and Pinole Earth Team to lead outreach through workshops, surveys, pop-ups, and senior center engagement. The Nations of Lisjan will participate on the Technical Advisory Committee to ensure tribal knowledge and stewardship practices inform the plan. By centering community perspectives and Indigenous leadership, the project ensures that adaptation strategies are both equitable and culturally grounded.

## **About the Grantee:**

The Cities of Pinole and Hercules are partnering to advance a joint shoreline adaptation plan that addresses shared climate risks and supports regional coordination. Pinole recently adopted its first Climate Action and Adaptation Plan following a climate emergency declaration, while Hercules has identified sea level rise as a priority in its Local Hazard Mitigation Plan and General Plan Safety Element. Together, the cities manage the Pinole-Hercules Water Pollution Control Plant, a critical facility serving more than 40,000 residents that is directly threatened by flooding and sea level rise.

This project will be closely coordinated with Contra Costa County's OPC-funded shoreline adaptation planning effort, ensuring consistency across jurisdictions and efficient use of state resources. Community-based partners will provide local outreach and engagement, while the San Francisco Estuary Institute and Nations of Lisjan will contribute technical and cultural expertise through a Technical Advisory Committee. A consultant team, procured by the cities, will prepare RSAP-compliant deliverables. This structure ensures technical rigor, strong alignment with county and regional planning, and robust community input.

## **Project Timeline:**

This project will be completed over two years.

## **Project Financing:**

Staff recommends that OPC authorize disbursement of up to \$736,370 to the City of Pinole for the Pinole-Hercules Multi-Jurisdictional Shoreline Adaptation Plan.

### ***5b.7 City of Pittsburg Shoreline Adaptation Plan***

## **Project Summary:**

The City of Pittsburg proposes to develop a single-jurisdiction Shoreline Adaptation Plan that complements and builds upon Contra Costa County's ongoing Subregional Shoreline Adaptation Plan, [already funded by OPC](#) under SB 1. While the Countywide Vulnerability Assessment will provide important baseline data, it will not fully satisfy RSAP requirements for Pittsburg. This project will fill those gaps and complete RSAP Elements A-G specific to the City's shoreline, including updated vulnerability analysis, identification of priority action areas, and development of locally tailored adaptation strategies, policies, and project lists. By integrating programmatic CEQA review, the plan will be ready for City Council adoption and implementation. This effort ensures Pittsburg can align with regional planning while addressing its unique shoreline conditions and community priorities.

## **Equity and Environmental Justice Benefits:**

Most of Pittsburg's shoreline tracts rank in the 90th percentile on [CalEnviroScreen 4.0](#) and are identified as disadvantaged communities in the City's Environmental Justice Element. Residents face high poverty rates, health disparities, and housing cost burdens, with many households speaking languages other than English at home. These communities also live adjacent to industrial lands and reclaimed shoreline areas vulnerable to flooding, groundwater rise, and contamination.

The project includes a Technical Advisory Committee composed of residents, community leaders, and advisory commissions to guide plan development. Engagement will include multilingual workshops, surveys, focus groups, and pop-ups, ensuring historically underserved communities shape the City's adaptation strategies. By integrating equity standards throughout, the plan will prioritize projects that reduce flood risk, protect cultural and recreational shoreline assets, and improve resilience for frontline neighborhoods. Tribal consultation will also be initiated to incorporate Indigenous knowledge and cultural resource protection.

## **About the Grantee:**

The City of Pittsburg is a shoreline city in Contra Costa County with a highly vulnerable waterfront along Suisun Bay. Pittsburg has advanced climate planning through its 2040 General Plan, which includes a Safety and Resiliency Element addressing sea level rise and flooding. The City has

experience delivering community-driven planning processes, including its Smart Growth Plan and Sustainability Plan, and participates as a partner in Contra Costa County’s Subregional Shoreline Adaptation Plan.

For this project, Pittsburg will select an adaptation planning consultant through an RFP process to support technical analysis, engagement, and plan preparation. City staff will oversee project management, CEQA review, and coordination with the County’s SB 1 effort to ensure consistency across jurisdictions. With this structure, Pittsburg is well positioned to deliver a comprehensive, locally responsive SSAP.

**Project Timeline:**

This project will be completed over two years.

**Project Financing:**

Staff recommends that OPC authorize disbursement of up to \$400,000 to the City of Pittsburg for the City of Pittsburg Shoreline Adaptation Plan.

## Project Financing:

Staff recommends that the Ocean Protection Council authorize encumbrance of up to \$9,326,379 to the following:

| Recommended SB 1 Grant Program Projects                                    | OPC                | Non-OPC                |
|----------------------------------------------------------------------------|--------------------|------------------------|
| <b>Track 1 (Pre-Planning, Data Collection, and Planning) Projects</b>      |                    |                        |
| 5b.1 City of Alameda                                                       | \$1,140,000        | \$840,000 <sup>1</sup> |
| 5b.2 Association of Bay Area Governments/San Francisco Estuary Partnership | \$144,900          | \$2,004,904            |
| 5b.3 City of Oakland                                                       | \$2,240,000        |                        |
| 5b.4 County of Santa Clara                                                 | \$2,631,383        |                        |
| 5b.5 San Mateo County Flood and Sea Level Rise Resiliency District         | \$2,033,726        | \$642,050              |
| 5b.6 City of Pinole                                                        | \$736,370          |                        |
| 5b.7 City of Pittsburg                                                     | \$400,000          |                        |
| <b>TOTAL</b>                                                               | <b>\$9,326,379</b> | <b>\$3,486,954</b>     |

The anticipated source of funds will be from the Budget Act of 2022, Greenhouse Gas Reduction Fund appropriation (Fiscal Year 2022/2023) to OPC for implementation of Chapter 236 of Statutes of 2021 (SB 1, Atkins). Pursuant to SB 1, funding is designated “for the purpose of making grants to

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1 This amount reflects a shared \$840,000 National Fish and Wildlife Foundation (NFWF) grant supporting Projects 5b.1 and 5b.3. To avoid duplication, this leveraged funding is fully reflected under Project 5b.1.

local and regional governments to update local and regional land use plans to take into account sea level rise and for directly related investments to implement those plans.” Consequently, all projects under the SB 1 Grant Program will focus on SLR adaptation and fall within the pre-planning, planning, or implementation project phases. These projects will follow the SLR Adaptation Criteria, developed in accordance with SB 1 and in consultation with the SLR Collaborative.

### **Consistency with California Ocean Protection Act:**

The proposed project is consistent with the Ocean Protection Act, Division 26.5 of the Public Resources Code, because it is consistent with trust-fund allowable projects, defined in Public Resources Code Section 35650(b)(2) as projects which:

- Eliminate or reduce threats to coastal and ocean ecosystems, habitats, and species.
- Allow for increased public access to, and enjoyment of, ocean and coastal resources, consistent with sustainable, long-term protection and conservation of those resources.
- Improve management, conservation, and protection of coastal waters and ocean ecosystems.
- Provide funding for adaptive management, planning coordination, monitoring, research, and other necessary activities to minimize the adverse impacts of climate change on California's ocean ecosystem.

### **Compliance with the California Environmental Quality Act (CEQA):**

The various proposed projects under Track 1 (Pre-Planning, Data Collection, and Planning) are not ‘legal projects’ that trigger the California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 21068 and Title 14 of the California Code of Regulations section 15378. If a project were determined to be a ‘legal project’ under CEQA, the proposed projects are statutorily exempt from review under CEQA pursuant to 14 Cal. Code of Regulations section 15262 as feasibility and planning studies.







Office of the City Manager

CONSENT CALENDAR  
February 24, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Terrance Davis, Director, Public Works

Subject: Contracts: Future Ford of Concord, Michael Stead Hilltop Ford and Nicholas K Corporation dba The Ford Store for Service, Parts, and Related Equipment for Ford Vehicles

RECOMMENDATION

Adopt three Resolutions authorizing the City Manager to:

1. Execute a contract with Future Ford of Concord, to provide service, parts, and related equipment used on the City's Ford vehicles, in an amount not to exceed \$690,000, for a period of three years.
2. Execute a contract with Michael Stead Hilltop Ford, to provide service, parts, and related equipment used on the City's Ford vehicles, in an amount not to exceed \$690,000, for a period of three years.
3. Execute a contract order with Nicholas K Corporation dba The Ford Store, to provide service, parts, and related equipment used on the City's Ford vehicles, in an amount not to exceed \$690,000, for a period of three years.

FISCAL IMPACTS OF RECOMMENDATION

Funding is available in FY2026 Budget in Equipment Maintenance (Fund 672). Funding for future years is subject to Council's approval of the proposed budget and annual appropriation ordinances.

CURRENT SITUATION AND ITS EFFECTS

The Public Works Department requires ongoing access to manufacturer certified service, parts, and related equipment to ensure the safe and reliable operation of the City's Ford vehicles. These contracts will provide original equipment manufacturer (OEM) parts, software-supported diagnostics, and service functions required for both routine maintenance and emergency repairs for Ford vehicles. Approximately 52% of the City's current on-road fleet consists of Ford manufactured vehicles. This contract will support a broad range of Ford vehicle types, including, but not limited to the following:

- Ford Police Interceptor Utility patrol vehicles
- Ford F150 Lightning electric trucks
- Other Ford light-and heavy-duty trucks, vans, and specialty units built on Ford on-road chassis

Establishing a three-year contract with Future Ford of Concord, Michael Stead Hilltop Ford, and Nicholas K Corporation dba The Ford Store will consolidate prior year's agreements, ensure continuity of service, and maintain compliance with City procurement requirements.

The City's competitive bidding requirements for this purchase have been satisfied by using Sourcewell Contract No. 080124-FMC. Future Ford of Concord, Michael Stead Hilltop Ford and Nicholas K Corporation dba The Ford Store are authorized dealers for Ford-authorized service, parts, and related equipment, and will provide genuine Ford OEM (Original Equipment Manufacturer) parts, warranty support, and technical assistance as needed. Future Ford of Concord, Michael's Stead Hilltop Ford and Nicholas K Corporation dba The Ford Store is one of several vendors used by the City for this class of equipment.

The Sourcewell contract provides access to Ford OEM parts but does not include certified service, diagnostic labor, or module programming functions. These service requirements are restricted by Ford to OEM-authorized dealerships and cannot be competitively bid among independent vendors. As a result, a waiver of competitive solicitation is required to authorize service labor under these purchase orders, ensuring compliance with the City's procurement requirements and maintaining uninterrupted access to necessary manufacturer-controlled service functions.

Vehicle parts and service labor are routinely needed to maintain and repair the City's fleet. These contracts will support continued fleet reliability and align with the City's Strategic Plan goal to provide state-of-the-art, well-maintained infrastructure, amenities, and facilities.

#### BACKGROUND

The City Charter allows the City to purchase goods without undergoing a competitive bid process if the City utilizes pricing obtained by another entity through a competitive process. On June 13, 2024, Sourcewell released Request for Proposal (RFP) No. 080124 for OEM vehicle parts and supplies. The RFP was available for approximately 50 days, and 15 proposals were submitted. Upon review of proposals, the Sourcewell Proposal Evaluation Committee selected Ford Motor Company as the most responsive and responsible proposer to meet the specifications, thereby awarding Contract No. 080124-FMC.

On January 2, 2025, Sourcewell executed a contract with Ford Motor Company, authorizing participating agencies to purchase equipment, parts, and related services

through authorized regional Ford dealers, including Future Ford of Concord, Michael Stead Hilltop Ford, and Nicholas K Corporation dba The Ford Store. Article 3, Section 1 of the referenced contract states that participating entities may issue purchase orders directly to the supplier's authorized regional dealers using pre-negotiated pricing and terms of the Sourcewell contract.

Throughout the year, Public Works purchases parts via cooperative contracts to ensure that City departments receive the best pricing. These Ford parts are specialized and require OEM authorization to ensure compatibility, quality, warranty compliance, and access to manufacturer-supported diagnostic functions.

#### ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The City prioritizes maintaining its vehicles in the most efficient and environmentally responsible condition possible.

Timely preventive maintenance supported by using OEM parts helps extend vehicle life, minimize breakdowns, and maintain compliance with emissions standards. Well-maintained equipment also supports the City's ongoing transition from diesel to renewable fuels and, where operationally and technically feasible, to an all-electric fleet. The use of OEM components aligns with the City's Fleet Electrification and Sustainability goals by ensuring existing vehicles remain in optimal operating condition until replacement with zero-emission alternatives becomes feasible.

#### RATIONALE FOR RECOMMENDATION

Purchasing OEM parts from Future Ford of Concord, Michael Stead Hilltop Ford, and Nicholas K Corporation dba The Ford Store is the most cost-effective method of maintaining the City's Ford vehicles. The use of genuine OEM parts ensures proper fit, performance, and warranty compliance, reducing vehicle downtime and extending the service life of existing equipment. Maintaining an adequate supply of OEM parts also ensures that Public Works can complete preventive maintenance and repair work in a timely manner, minimizing the risk of service interruptions to City operations.

Utilizing pricing obtained through Sourcewell Contract No. 080124-FMC satisfies the City's competitive bidding requirements and ensures the most competitive pricing available.

#### ALTERNATIVE ACTIONS CONSIDERED

Public Works could procure non-OEM or aftermarket parts. However, aftermarket parts may not meet manufacturer specifications and could void existing warranties or reduce vehicle performance and reliability. Utilizing genuine OEM parts through Future Ford of Concord, Michael Stead Hilltop Ford, and Nicholas K Corporation dba The Ford Store ensures proper fit, quality, and continued warranty protection.

Multi-Year Contract with Future Ford of Concord, Michael Stead Hilltop Ford and Nicholas K Corporation dba The Ford Store for Service, Parts, and Related Equipment for Ford Vehicles

CONSENT CALENDAR  
February 24, 2026

CONTACT PERSON

Joy Brown, Operational Manager, (510) 981-6629

Don Colbert, Acting Equipment Maintenance Superintendent, (510) 981-6467

Sara Rubio, Associate Management Analyst, (510) 981-5672

Attachments:

1: Resolution: Future Ford of Concord

2: Resolution: Michael Stead Hilltop Ford

2: Resolution: Nicholas K Corporation dba The Ford Store

RESOLUTION NO. ##,###-N.S.

CONTRACT: FUTURE FORD OF CONCORD FOR SERVICE, PARTS, AND RELATED EQUIPMENT FOR FORD VEHICLES

WHEREAS, original equipment manufacturer (OEM) service, parts, and related equipment are needed by the City; and

WHEREAS, on June 13, 2024, Sourcewell released Request for Proposal No. 080124 for OEM vehicle parts and supplies; the solicitation remained open approximately fifty days, and fifteen proposals were submitted; and

WHEREAS, upon review of proposals, the Sourcewell Proposal Evaluation Committee selected Ford Motor Company as the most responsive proposer to meet the specifications, thusly awarding Contract No. 080124-FMC; and

WHEREAS, Future Ford of Concord is an authorized regional dealer for Ford Motor Company and will provide genuine OEM parts, warranty support, and technical assistance to the City under the pricing and terms of Sourcewell Contract No. 080124-FMC; and

WHEREAS, service labor is restricted by Ford to OEM authorized dealerships and cannot be competitively bid among independent vendors; therefore, a waiver of solicitation for service labor is authorized; and

WHEREAS, for all Sourcewell contracts, the administrative fee is paid by the supplier directly to Sourcewell and is not passed on to the City; and

WHEREAS, funds for this purchase are available in the Public Works Department Equipment Maintenance Fund (672) for FY 2026, and spending in future years is subject to Council's approval of the proposed citywide budget and annual appropriation ordinances.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to execute a contract with Future Ford of Concord for service, maintenance parts, and related equipment for Ford Motor Company in an amount not to exceed \$690,000 for a three-year period ending November 14, 2028.

RESOLUTION NO. ##,###-N.S.

CONTRACT: MICHAEL STEAD HILLTOP FORD FOR SERVICE, PARTS, AND  
RELATED EQUIPMENT FOR FORD VEHICLES

WHEREAS, original equipment manufacturer (OEM) service, parts, and related equipment are needed by the City; and

WHEREAS, on June 13, 2024, Sourcewell released Request for Proposal No. 080124 for OEM vehicle parts and supplies; the solicitation remained open approximately fifty days, and fifteen proposals were submitted; and

WHEREAS, upon review of proposals, the Sourcewell Proposal Evaluation Committee selected Ford Motor Company as the most responsive proposer to meet the specifications, thusly awarding Contract No. 080124-FMC; and

WHEREAS, Michael's Stead Hilltop Ford is an authorized regional dealer for Ford Motor Company and will provide genuine OEM parts, warranty support, and technical assistance to the City under the pricing and terms of Sourcewell Contract No. 080124-FMC; and

WHEREAS, service labor is restricted by Ford to OEM-authorized dealerships and cannot be competitively bid among independent vendors; therefore, a waiver of solicitation for service labor is authorized; and

WHEREAS, for all Sourcewell contracts, the administrative fee is paid by the supplier directly to Sourcewell and is not passed on to the City; and

WHEREAS, funds for this purchase are available in the Public Works Department Equipment Maintenance Fund (672) for FY 2026, with future year funding to be appropriated through the Annual Appropriations Ordinance for a total not-to-exceed amount of \$690,000.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to execute a contract with Michael Stead Hilltop Ford for service, maintenance parts, and related equipment for Ford Motor Company in an amount not to exceed \$690,000 for a three-year period ending November 14, 2028.

RESOLUTION NO. ##,###-N.S.

CONTRACT: NICHOLAS K CORPORATION DBA THE FORD STORE FOR SERVICE, PARTS, AND RELATED EQUIPMENT FOR FORD VEHICLES

WHEREAS, original equipment manufacturer (OEM) service, parts and related equipment are needed by the City; and

WHEREAS, on June 13, 2024, Sourcewell released Request for Proposal No. 080124 for OEM vehicle parts and supplies; the solicitation remained open approximately fifty days, and fifteen proposals were submitted; and

WHEREAS, upon review of proposals, the Sourcewell Proposal Evaluation Committee selected Ford Motor Company as the most responsive proposer to meet the specifications, thusly awarding Contract No. 080124-FMC; and

WHEREAS, Future Ford of Concord. is an authorized regional dealer for Ford Motor Company and will provide genuine OEM parts, warranty support, and technical assistance to the City under the pricing and terms of Sourcewell Contract No. 080124-FMC; and

WHEREAS, service labor is restricted by Ford to OEM-authorized dealerships and cannot be competitively bid among independent vendors; therefore, a waiver of solicitation for service labor is authorized; and

WHEREAS, for all Sourcewell contracts, the administrative fee is paid by the supplier directly to Sourcewell and is not passed on to the City; and

WHEREAS, funds for this purchase are available in the Public Works Department Equipment Maintenance Fund (672) for FY 2026, with future year funding to be appropriated through the Annual Appropriations Ordinance for a total not-to-exceed amount of \$690,000.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to execute a contract with Nicholas K Corporation dba The Ford Store for service, maintenance parts, and related equipment for Ford Motor Company in an amount not to exceed \$690,000 for a three-year period ending November 14, 2028.







Office of the City Manager

CONSENT CALENDAR  
February 24, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Terrance Davis, Director, Public Works

Subject: Contracts: Du-All Safety LLC, Safe Business Solutions, and Safety Center, Inc. for Safety Training and Consulting Services to support the Public Works Department

RECOMMENDATION

Adopt three Resolutions authorizing the City Manager to:

1. Execute a Contract and subsequent amendments with Du-All Safety, LLC dba Du-All, for safety training and consulting services in an amount not to exceed \$70,000 for the initial contract period March 1, 2026, through February 28, 2029, with the option to extend the contract term for two additional years, for a total contract term not to exceed five years.
2. Execute a contract and subsequent amendments with Safe Business Solutions dba SBS, for safety training and consulting in an amount not to exceed \$70,000 for the initial contract period March 1, 2026, through February 28, 2029, with the option to extend the contract term for two additional years, for a total contract term not to exceed five years.
3. Execute a Contract and subsequent amendments with Safety Center for safety training and consulting in an amount not to exceed \$70,000 for the initial contract period March 1, 2026, through February 28, 2029, with the option to extend the contract term for two additional years, for a total contract term not to exceed five years.

FISCAL IMPACTS OF RECOMMENDATION

The funding necessary to support these contracts is available in the FY 2026 Public Works Zero Waste Fund (Fund 601), Sanitary Sewer Fund (Fund 611), Clean Storm Fund (Fund 616), Equipment Maintenance Fund (Fund 672) and Building Maintenance Fund (Fund 673). Funding for future years is subject to Council's approval of the citywide budgets for Fiscal Years 2027-2029.

CURRENT SITUATION AND ITS EFFECTS

Public Works staff members work in operational capacities, frequently in potentially hazardous situations. They require on-going job specific safety training to comply with California Occupational Safety and Health Agency (Cal/OSHA) regulations and to

complete their work safely. This contract supports Cal/OSHA required training, as well as training for administrative, technical and engineering staff.

The current contract for safety training services expires on March 31, 2026.

Authorization to enter new contracts with multiple vendors qualified to provide required safety training services ensures continued Public Works' compliance with Cal/OSHA requirements and provides flexibility in scheduling to accommodate the various fixed schedules of Public Works staff. The selected vendors will provide core training such as:

- CPR/AED,
- First Aid,
- Hot Work,
- Confined Spaces,
- Fire Extinguisher, and
- Heat Illness Prevention.

Additionally, these vendors will develop a workplace Emergency Action Plan, all key to preparing staff for quickly and safely responding to critical emergency situations such as downed live wires, oxygen deficiency, excessive heat and sudden workplace fires.

Employee training is aligned with the City's Strategic Plan Goal of creating a resilient, safe, connected and prepared City. Further, safety training in topics such as Spill Prevention, Storm Water Pollution Prevention, Asbestos Awareness, and Hazardous Waste Management are also in alignment with the City's Strategic Plan goal of protecting the environment.

#### BACKGROUND

The City issued Request for Proposal Specification No. 25-11747-C for safety training and consultation services on September 16, 2025, and received six responsive proposals. A selection panel comprised of Department subject matter experts evaluated the proposals based on the following criteria: Project Approach (30%), Expertise and References (25%), Cost (25%), and Background (20%).

Du-All Safety, LLC., Safe Business Solutions, and Safety Center, Inc. were selected as the most responsive, qualified, and cost-effective vendors to meet the needs of the Department's Safety Program.

This contract is not covered by California's 2025 state legislation, AB 339, which requires noticing of contract work to local public employee unions. Section 3504.1 of the California Government code explicitly states in Section 1(d) (1), that AB 339 does not apply to the contracting of services related to, "...the planning, design, administration, oversight, review, or delivery of public works, ...or other infrastructure projects subject to adopted uniform codes or standards."

### ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

All three selected vendors provide training in Hazardous Materials Handling, Spill Response and Prevention, Stormwater Pollution Prevention and Asbestos Management. Effective staff training protects staff and safeguards the community and the environment from potentially hazardous and damaging situations.

### RATIONALE FOR RECOMMENDATION

The Department does not have capacity to provide all the safety training required for staff and to maintain compliance with Cal/OSHA regulations. Program Managers do not have specific expertise in the broad range of job-specific safety requirements necessary to keep staff safe when working in the field.

The current contract is due to expire on March 31, 2026. The new contracts with more targeted safety trainings services and a more robust scope of services will assist Public Works in building out a more solid safety program that will ensure timely compliance with critical regulatory requirements and help to keep staff and the community safe.

### ALTERNATIVE ACTIONS CONSIDERED

Staff do not have capacity to operate the Department's safety program without the support of outside vendors working in conjunction with the Department's Safety Officer. As a result, the contracts with Du-All Safety, Inc., Safe Business Solutions, and Safety Center, are critical to support the required safety training needs of Public Works.

### CONTACT PERSON

Joy Brown, Public Works, Operations Manager, (510) 981-6629  
Nicole Blake, Public Works, Safety Officer, (510) 981-6477

### Attachments:

- 1: Resolution - Du-All Safety LLC
- 2: Resolution - Safe Business Solutions
- 3: Resolution - Safety Center, Inc.
- 4: Bid Abstract

RESOLUTION NO. ##,###-N.S.

CONTRACT: DU-ALL SAFETY, LLC FOR SAFETY TRAINING SERVICES TO  
SUPPORT THE DEPARTMENT OF PUBLIC WORKS OPERATIONS DIVISIONS

WHEREAS, the City Public Works Department requires safety training for over 200 staffers in its Facilities, Streets and Utilities, Equipment Maintenance, and Zero Waste Operations Divisions; and

WHEREAS, the City's current safety training contract is set to expire on March 31, 2026; and

WHEREAS, the City released RFP Specification No. 2511747-C on September 16, 2025; and

WHEREAS, the City received six responsive proposals and a selection panel comprised of subject matter experts from the Public Works Operations Divisions evaluated the proposals; and

WHEREAS, Du-All Safety was selected as one of the most responsive and qualified vendors; and

WHEREAS, ongoing Safety Training is imperative to maintaining Department compliance with Cal OSHA; and

WHEREAS, funding is available in Fiscal Year 2026 adopted budget in Zero Waste Fund (Fund 601), Sanitary Sewer Fund (Fund 611), Clean Storm Fund (Fund 616), Equipment Maintenance Fund (Fund 672) and Building Maintenance Fund (Fund 673). Funding for future Fiscal Years is subject to Council's approval of the proposed cityward budget for Fiscal Years 2027 – 2029.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to execute a Contract and any subsequent Amendments with Du-All Safety, LLC for Safety Training and Consultation Services to support the Department of Public Works Operations Divisions for a period of three years from March 1, 2026 through February 28, 2029 for an amount Not-to-Exceed \$70,000, and with the option to extend the Contract for two additional one-year terms; with rates adjusted annually in accordance with the Consumer Price Index.

RESOLUTION NO. ##,###-N.S.

CONTRACT: SAFE BUSINESS SOLUTIONS, LLC FOR SAFETY TRAINING  
SERVICES TO SUPPORT THE DEPARTMENT OF PUBLIC WORKS OPERATIONS  
DIVISIONS

WHEREAS, the City Public Works Department requires safety training for over 200 staffers in its Facilities, Streets and Utilities, Equipment Maintenance, and Zero Waste Operations Divisions; and

WHEREAS, the City's current safety training contract is set to expire on March 31, 2026; and

WHEREAS, the City released RFP Specification No. 2511747-C on September 16, 2025; and

WHEREAS, the City received six responsive proposals and a selection panel comprised of subject matter experts from the Public Works Operations Divisions evaluated the proposals; and

WHEREAS, Safe Business Solutions was selected as one of the most responsive and qualified vendors; and

WHEREAS, ongoing Safety Training is imperative to maintaining Department compliance with Cal OSHA; and

WHEREAS, funding is available in Fiscal Year 2026 adopted budget in Zero Waste Fund (Fund 601), Sanitary Sewer Fund (Fund 611), Clean Storm Fund (Fund 616), Equipment Maintenance Fund (Fund 672) and Building Maintenance Fund (Fund 673). Funding for future Fiscal Years is subject to Council's approval of the proposed cityward budget for Fiscal Years 2027-2029.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to execute a Contract and any subsequent Amendments with Safe Business Solutions for Safety Training and Consultation Services to support the Department of Public Works Operations Divisions for a period of three years from March 1, 2026 through February 28, 2029 for an amount Not-to-Exceed \$70,000, and with the option to extend the Contract for two additional one-year terms; with rates adjusted annually in accordance with the Consumer Price Index.

RESOLUTION NO. ##,###-N.S.

CONTRACT: SAFETY CENTER, INC. FOR SAFETY TRAINING SERVICES TO  
SUPPORT THE DEPARTMENT OF PUBLIC WORKS OPERATIONS DIVISIONS

WHEREAS, the City Public Works Department requires safety training for over 200 staffers in its Facilities, Streets and Utilities, Equipment Maintenance, and Zero Waste Operations Divisions; and

WHEREAS, the City's current safety training contract is set to expire on March 31, 2026; and

WHEREAS, the City released RFP Specification No. 2511747-C on September 16, 2025; and

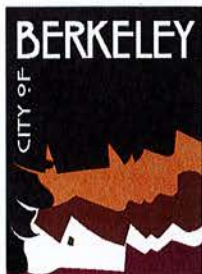
WHEREAS, the City received six responsive proposals and a selection panel comprised of subject matter experts from the Public Works Operations Divisions evaluated the proposals; and

WHEREAS, Safety Center, Inc. was selected as one of the most responsive and qualified vendors; and

WHEREAS, ongoing Safety Training is imperative to maintaining Department compliance with Cal OSHA; and

WHEREAS, funding is available in Fiscal Year 2026 adopted budget in Zero Waste Fund (Fund 601), Sanitary Sewer Fund (Fund 611), Clean Storm Fund (Fund 616), Equipment Maintenance Fund (Fund 672) and Building Maintenance Fund (Fund 673). Funding for future Fiscal Years is subject to Council's approval of the proposed cityward budget for Fiscal Years 2027-2029.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to execute a Contract and any subsequent Amendments with Safety Center, Inc. for Safety Training and Consultation Services to support the Department of Public Works Operations Divisions for a period of three years from March 1, 2026 through February 28, 2029 for an amount Not-to-Exceed \$70,000, and with the option to extend the Contract for two additional one-year terms; with rates adjusted annually in accordance with the Consumer Price Index.



**City of Berkeley**  
**Abstract of Bid Worksheet**

Finance Department  
General Services Division

For: Public Works Safety Training Services

**Spec. 25-11747-C**

**DATE:**

|    | Bidders                        | Local Vendor | WC | NF | OS | SC | LW | EBO |
|----|--------------------------------|--------------|----|----|----|----|----|-----|
| 1  | California Safety Training LLC |              | X  | X  | X  | X  | X  | X   |
| 2  | Du-All Safety LLC              |              | X  | X  | X  | X  | X  | X   |
| 3  | NES                            |              |    |    |    |    |    |     |
| 4  | Safety Center Inc.             |              | X  | X  | X  | X  | X  | X   |
| 5  | SBS                            |              | X  | X  | X  | X  | X  | X   |
| 6  | Koenig                         |              |    |    |    |    |    |     |
| 7  |                                |              |    |    |    |    |    |     |
| 8  |                                |              |    |    |    |    |    |     |
| 9  |                                |              |    |    |    |    |    |     |
| 10 |                                |              |    |    |    |    |    |     |

**Bid Recorder:**

Roop Soorma *R Soorma*

DATE 06/11/2025

**Bid Opener:**

Sherri Degnan *Sherri Degnan*

DATE 06/11/2025

**Project Manager:**

Tucker Brofft *Tucker Brofft*

DATE 07/11/2025

2180 Milvia Street, Berkeley, CA 94704 Tel: 510.981.7320 TDD: 510.981.6903 Fax: 510.981.7390  
E-mail: [finance@ci.berkeley.ca.us](mailto:finance@ci.berkeley.ca.us)







Office of the City Manager

CONSENT CALENDAR  
February 24, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Terrance Davis, Director, Public Works

Subject: Contract: Northern Recycling, LLC for Hauling and Processing of Compostable Materials

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to execute a contract with Northern Recycling, LLC for hauling and processing compostable materials, in an amount not to exceed \$16,091,834 for the five-year period March 1, 2026, to March 1, 2030, with a mutual option to extend the contract for an additional five years.

FISCAL IMPACTS OF RECOMMENDATION

Funding for FY 2026 is available in Zero Waste Fund 601. Funding for FY 2027 – FY 2030 is subject to City Council budget appropriation.

CURRENT SITUATION AND ITS EFFECTS

On November 26, 2025, the City issued Request for Proposals (RFP) No. 25-11685-C for hauling and processing compostable materials. The RFP closed on December 4, 2025. The City received two bids, from Northern Recycling, LLC and Recology Blossom Valley Organics North. Following an evaluation of responsiveness, responsibility, and pricing, Northern Recycling, LLC was determined to be the most responsive and responsible bidder, offering the most competitive pricing.

The proposer has submitted a five-year contract with a mutual option for a five-year extension. The proposal includes a processing rate of \$68.12 per ton for the City's green waste material and a transportation rate of \$28.68 per ton from the Berkeley Transfer Station to the proposer's processing facility. The contract assumes an annual non-fuel cost adjustment tied to the San Francisco Bay Area All Urban Consumers Consumer Price Index (CPI-U), and a per ton fuel cost escalator based on the Energy Information Administration's Oil Price Information Service index.

In addition, the proposer will provide the City, at no additional cost, with 10 percent of the finished compost product for public distribution. This provision supports the City's compliance with the State's Short-Lived Climate Pollutant Reduction regulations (SB 1383). California Code of Regulations, Title 14, Section 18993.1, requires jurisdictions to annually procure recovered organic waste products, such as compost and mulch, in

minimum quantities calculated by CalRecycle based on the jurisdiction's organic waste generation. Eligible uses include landscaping, erosion control, and public distribution programs. Procuring finished compost through this contract will assist the City in meeting its annual recovered organic waste product procurement requirements and in maintaining compliance with CalRecycle's SB 1383 enforcement and reporting framework.

### BACKGROUND

In 2016, the Department issued a Request for Proposals (RFP) for the processing of compostable materials with an optional hauling component. The RFP required the selected vendor to deliver five percent of the finished compost product to the City for use by Berkeley residents.

In January 2017, the City Council approved Contract No. 10645 with Recology Blossom Valley Organics North for a five-year term ending February 29, 2020. The contract included a mutual option to extend the agreement for an additional five years, which was exercised through February 2025.

In January 2020, the City Council approved Contract No. 114924-1 (10645), increasing the not-to-exceed amount and extending the contract term through February 28, 2025. The contract was subsequently amended by letter agreement and further extended through February 28, 2026. This one-year extension was intended to allow sufficient time for the City to conduct a new competitive procurement process.

A new contract is required to replace the expiring agreement and to update the acceptable materials list to ensure alignment with current CalRecycle regulations and guidance, including evolving organic waste acceptance standards under the State's Short-Lived Climate Pollutant Reduction regulations (SB 1383).

### ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

Diverting the City's compostable materials from landfill disposal is a critical component of achieving the City's Zero Waste goals, as established in the City's 2009 Climate Action Plan. This action also aligns with the Zero Waste Division's diversion strategies by supporting increased organics diversion, the beneficial reuse of recovered organic materials, and compliance with State organic waste reduction requirements. Diverting organic materials helps jurisdictions meet CalRecycle's mandated waste diversion targets, including the statewide requirement to divert at least 75 percent of solid waste from landfill disposal. Together, these efforts reduce methane emissions from landfills and advance the City's broader climate and sustainability objectives.

### RATIONALE FOR RECOMMENDATION

Northern Recycling, LLC was the most responsive, qualified bidder to the 2025 RFP. Selection of this proposer supports the City's Climate Action and waste diversion goals, as diversion of compostable materials is a critical component of reducing landfill

Contract: Northern Recycling, LLC for Hauling and  
Processing of Compostable Materials

CONSENT CALENDAR  
February 26, 2025

disposal, decreasing greenhouse gas emissions, and advancing the City's Zero Waste objectives. Diversion of compostable materials plays a significant role in meeting the City's Climate Change and required state mandated waste diversion targets.

#### ALTERNATIVE ACTIONS CONSIDERED

Negotiate a third contract extension with Recology Blossom Valley Organics North. This alternative was considered but not recommended, as it would be inconsistent with the City's contracting policies, which require a competitive solicitation process at the conclusion of a contract term. In addition, further extending the existing contract would delay updating contract terms necessary to align acceptable materials, pricing, and regulatory requirements with current CalRecycle guidance and State organic waste reduction regulations.

#### CONTACT PERSON

Leticia Jaurequi, Solid Waste and Recycling Manager, (510) 981-6362

Attachments:

1: Resolution

RESOLUTION NO. ##,###-N.S.

CONTRACT: NORTHERN RECYCLING, LLC FOR HAULING AND PROCESSING OF  
COMPOSTABLE MATERIALS

WHEREAS, the City collects approximately 33,000 tons of compostable material per year;  
and

WHEREAS, on November 26, 2025, the City issued Request for Proposals (RFP) No. 25-11685-C for hauling and processing compostable materials. The RFP closed on December 4, 2025. The City received two bids, from Northern Recycling, LLC and Recology Blossom Valley Organics North; and

WHEREAS, Northern Recycling, LLC was deemed the most responsive, qualified bidder, and meets all other contract requirements; and

WHEREAS, diverting compostable material from Berkeley's landfilled waste is an essential component of meeting the City's waste reduction and greenhouse gas reduction goals; and

WHEREAS, Funding for FY 2026 is available in Zero Waste Fund 601. Funding for FY 2027 – FY 2030 is subject to appropriation.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to execute a contract with Northern Recycling, LLC for hauling and processing compostable materials, in an amount not to exceed \$16,091,834 for the five-year period March 1, 2026, to March 1, 2030, with a mutual option to extend the contract for an additional five years.



City of Berkeley  
Abstract of Bid Worksheet

Finance Department  
General Services Division

For: Organics & Compost Recycling and Hauling  
Spec. 25-11685-C

DATE: 11/04/2025

|    | Bidders                |  | Local Vendor | WC | NF | OS | SC | LW | EBO |
|----|------------------------|--|--------------|----|----|----|----|----|-----|
| 1  | Recology               |  |              | X  | X  | X  |    | X  | X   |
| 2  | Northern Recycling LLC |  |              | X  | X  | X  |    | X  | X   |
| 3  |                        |  |              |    |    |    |    |    |     |
| 4  |                        |  |              |    |    |    |    |    |     |
| 5  |                        |  |              |    |    |    |    |    |     |
| 6  |                        |  |              |    |    |    |    |    |     |
| 7  |                        |  |              |    |    |    |    |    |     |
| 8  |                        |  |              |    |    |    |    |    |     |
| 9  |                        |  |              |    |    |    |    |    |     |
| 10 |                        |  |              |    |    |    |    |    |     |

Bid Recorder:

Roop Soorma *ASAP*

DATE 01/23/2026

Bid Opener:

Aundra Richards

DATE 01/23/2026

Project Manager:

Julia A. Heath

DATE 01/23/2026





Office of the City Manager

CONSENT CALENDAR  
February 24, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Terrance Davis, Director, Department of Public Works

Subject: Contract: Koios Engineering, Inc. for Adeline Street, Woolsey Street, et al.  
Sanitary Sewer Rehabilitation Project

RECOMMENDATION

Adopt a Resolution approving plans and specifications for the Sanitary Sewer Project located on Adeline Street, Woolsey Street, et al., and:

- Accept the bid from the lowest, responsive and responsible bidder, Koios Engineering, Inc., and
- Authorize the City Manager to execute a contract and any amendments, extensions, or other change orders until completion of the project in accordance with the approved plans and specifications, in an amount not to exceed \$3,931,888.95, which includes a 10% contingency of \$357,444.45.

FISCAL IMPACTS OF RECOMMENDATION

Funding is available in the FY 2026 Sanitary Sewer Fund (611).

|                                    |                       |
|------------------------------------|-----------------------|
| Low bid by Koios Engineering. .... | \$3,574,444.50        |
| 10% Contingency .....              | \$357,444.45          |
| <b>Total construction cost</b>     | <b>\$3,931,888.95</b> |

CURRENT SITUATION AND ITS EFFECTS

An Invitation for Bids (Specification. No. 26-11758-C) was released on December 12, 2025, and bids were opened on January 6, 2026. Nine non-local bids were received ranging from \$3,574,444.50 to \$5,979,156.50, as detailed in Attachment 3 (Bid Results). The City Staff Estimate for the project was \$5.31 million. Koios Engineering, Inc. (Koios Engineering) of San Francisco, CA was the lowest responsive and responsible bidder with a bid of \$3,574,444.50. References for Koios Engineering proved satisfactory and staff recommend the contract be awarded to Koios Engineering

This sanitary sewer project supports the City's Strategic Plan goals of providing state-of-the-art, well-maintained infrastructure amenities and the goal of protecting the environment.

Contract: Koios Engineering, Inc. for Sanitary Sewer Rehabilitation  
Adeline Street, Woolsey Street, et al.

CONSENT CALENDAR  
February 24, 2026

## BACKGROUND

To remain compliant with the Consent Decree (CD) issued on September 22, 2014, by the State Regional Water Quality Control Board, the City has implemented a long-term mandated Sanitary Sewer Capital Improvement Program to eliminate sanitary sewer overflows (SSOs) and to reduce stormwater infiltration and inflow into the sanitary sewer system. Under this program, the City utilizes a comprehensive asset management approach based on complex and evolving hydrologic and hydraulic modeling and condition assessments to repair, replace, or upgrade the City's portion of the sanitary sewer system. These actions will assist the City and East Bay Municipal Utility District (EBMUD) in eliminating discharges from EBMUD's wet weather facilities by the end of 2035.

This is the twelfth year of the twenty-two-year CD program, which stipulates that the City shall perform collection system repair and rehabilitation to control infiltration and inflow. This supports ongoing work previously identified in the City's Sanitary Sewer Management Plan (SSMP) and Asset Management Implementation Plan (AMIP).

The project will rehabilitate sanitary sewer collection systems in various areas of the City, as shown on the Location Map (Attachment 2). These sanitary sewer collection systems need immediate rehabilitation to prevent pipe failures, sewer blockages, and leakage problems.

Planned work includes the rehabilitation of approximately 7,131 linear feet of sanitary sewer mains varying in size from 6-inch to 21-inch diameter; maintenance hole rehabilitation; replacement of 4-inch and 6-inch diameter sewer laterals; and other related work. To reduce traffic impacts, minimize inconvenience to the public, and reduce costs, a majority of the work will be performed using trenchless methods. These trenchless methods allow replacement of pipelines without the need for a traditional open trench construction. These methods allow for cost savings and avoid street closures and traffic disruptions caused by open trenches.

The Living Wage Ordinance does not apply to this project as this contract is subject to State prevailing wage laws. Koios Engineering submitted a Certification of Compliance with the Equal Benefits Ordinance. The Community Workforce Agreement (CWA) applies to this project because the estimated value of the project exceeds \$500,000. Koios Engineering and all subcontractors will be required to sign an agreement to be bound by the terms of the CWA.

The City filed a Notice of Exemption declaring this work is exempt from the California Environmental Quality Act (CEQA). This notification was filed with Alameda County to fulfill the requirement for public notification. No comments, questions, or protests were received.



Contract: Koios Engineering, Inc. for Sanitary Sewer Rehabilitation  
Adeline Street, Woolsey Street, et al.

CONSENT CALENDAR  
February 24, 2026

This contract is not covered by AB 339. Section 3504.1 of the California Government code explicitly states in Section 1(d) (1), that AB 339 does not apply to the contracting of services related to, "...the planning, design, administration, oversight, review, or delivery of public works, ...or other infrastructure projects subject to adopted uniform codes or standards."

#### ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

Improvements to the City's sanitary sewer system will help protect water quality by reducing the frequency of SSOs and infiltration and inflow into the City's sanitary sewer system that could negatively affect the San Francisco Bay.

#### RATIONALE FOR RECOMMENDATION

Contracted services are required for the specialized services required for this project, as the City lacks the in-house resources needed to complete scheduled sanitary sewer rehabilitation and replacement projects. Further, the City must take timely action to address urgent/emergent sewer repairs without delay. Finally, subject to fines and stipulated penalties, the Consent Decree requires the City to complete sanitary sewer mains rehabilitation and replacement at an average annual rate of no less than 22,120 feet on a three-fiscal-year rolling average. This project is essential for the City to maintain compliance with the three-year rolling average.

#### ALTERNATIVE ACTIONS CONSIDERED

Taking no action will result in the City violating the CD and becoming subject to fines and penalties. No reasonable alternative exists as the City's sanitary sewer pipelines are in poor condition and need timely rehabilitation to prevent an increased probability of infiltration and inflows, leakages, and sanitary sewer overflows.

#### CONTACT PERSON

Wahid Amiri, Deputy Director, Public Works, (510) 981-6339  
Ricardo Salcedo, Supervising Civil Engineer, Public Works, (510) 981-6407  
Adadu Yemane, Associate Civil Engineer, Public Works, (510) 981-6413

#### Attachments:

- 1: Resolution
- 2: Location Map
- 3: Bid Results

RESOLUTION NO. ##,###-N.S.

CONTRACT: KOIOS ENGINEERING, INC. FOR SANITARY SEWER  
REHABILITATION – ADELINE STREET, WOOLSEY STREET, ET AL.

WHEREAS, the Sanitary Sewer Project is part of the City's on-going Sanitary Sewer Capital Improvement Program to rehabilitate or replace the aging and deteriorated sanitary sewer system; and

WHEREAS, the Capital Improvement Program is a requirement of compliance with the National Pollution Discharge Elimination System Permit (NPDES) and California Regional Water Quality Control Board Consent Decree; and

WHEREAS, the City has neither the staff nor the equipment necessary to undertake this Sanitary Sewer Rehabilitation Project and other urgent/emergent sewer repairs; and

WHEREAS, on December 12, 2025, the City released an Invitation for Bids (Specification No. 26-11758-C) for sanitary sewer rehabilitation and replacement; and

WHEREAS, on January 6, 2026, the City received nine bids, and Koios Engineering, Inc. was found to be the lowest responsive and responsible bidder; and

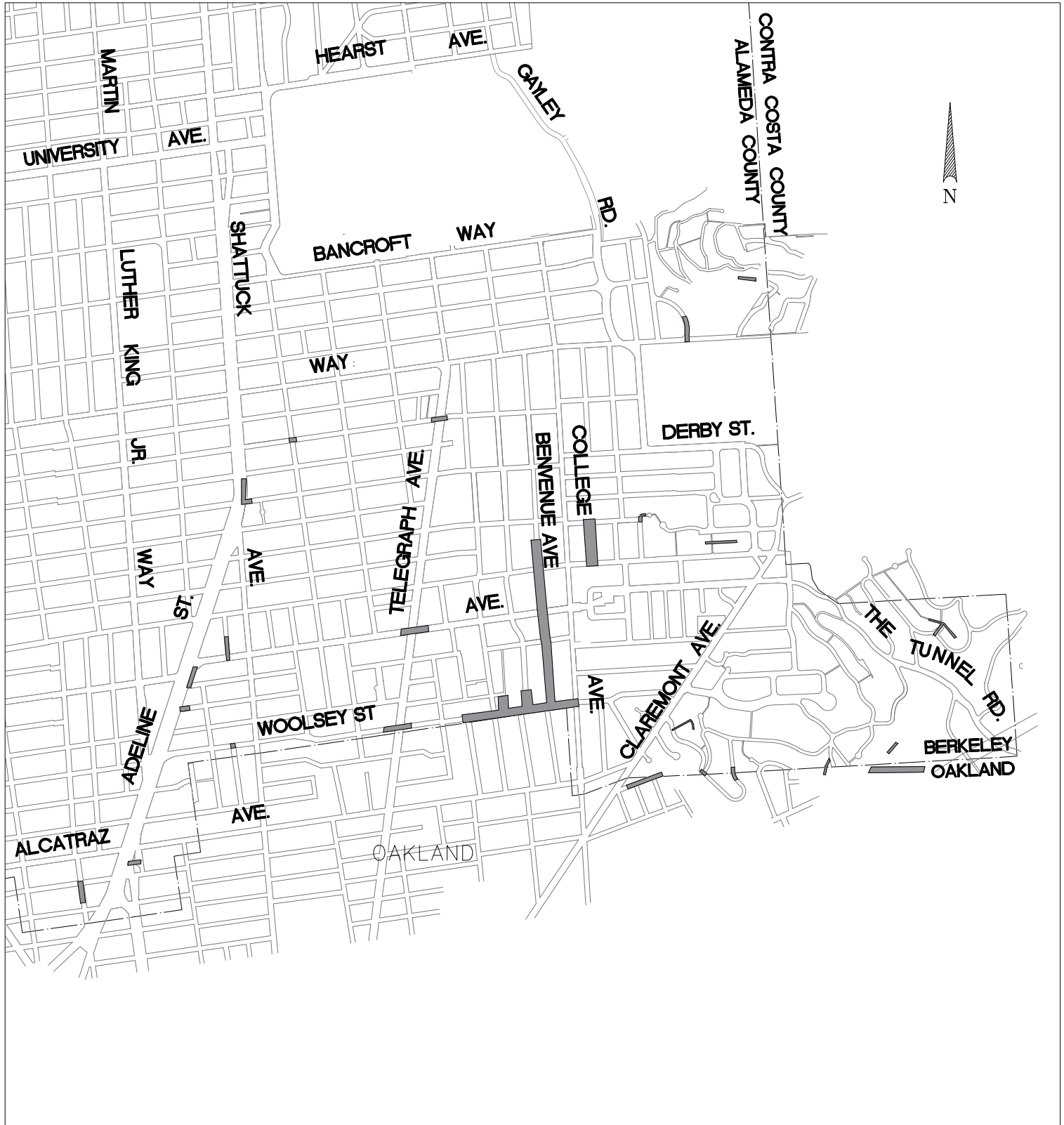
WHEREAS, funding is available in the FY 2026 budget in the Sanitary Sewer Fund (611); and

WHEREAS, the City filed a Notice of Exemption on November 13, 2025, declaring this work is exempt from the California Environmental Quality Act.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the Plans and Specifications No. 26-11758-C for Sanitary Sewer Rehabilitation – Adeline Street, Woolsey Street, et al. are approved.

BE IT FURTHER RESOLVED that the Council of the City of Berkeley authorizes the City Manager to execute a contract and any amendments with Koios Engineering, Inc., until completion of the project in accordance with the approved plans and specifications for the Sanitary Sewer Rehabilitation Project located on Adeline Street, Woolsey Street et al. in an amount not to exceed \$3,931,888.95 which includes a 10% contingency for unforeseen circumstances. A record signature copy of said agreement and any amendments will be filed in the Office of the City Clerk.

CITY OF BERKELEY, CALIFORNIA  
SANITARY SEWER REHABILITATION PROJECT  
ADELINE ST, WOOLSET ST, BENVENUE AVE, ET. AL.  
SPECIFICATION NO. 26-11758-C



LEGEND

— — APPROX. WORK LIMITS



City of Berkeley  
Abstract of Bid Worksheet

Finance Department

General Services Division

FOR: Sanitary Sewer Rehab - Adeline St., Woolsey St., Benvenue Ave.  
Spec# 26-11758-C

Bid Date: 01/6/2026

|   | Bidders                | Base Bid        | required w/ bid |         |    |    |    |     |    |    |
|---|------------------------|-----------------|-----------------|---------|----|----|----|-----|----|----|
|   |                        |                 | Bid Bond        | Addenda | SC | LW | WF | EBO | OS | NF |
|   | Devaney Engineering    | \$ 5,639,245.00 |                 |         |    |    |    |     |    |    |
| 2 | Subterra Consruction   | \$ 5,752,754.00 | x               | x       |    |    |    |     |    |    |
| 3 | Andes                  | \$ 4,440,932.00 | X               | X       |    |    |    |     |    |    |
| 4 | Koios                  | \$ 3,574,444.50 | x               | x       |    |    |    |     |    |    |
| 5 | Cratus Inc.            | \$ 5,119,871.00 | x               | x       |    |    |    |     |    |    |
| 6 | JDB & Sons             | \$ 4,886,165.00 | x               | x       |    |    |    |     |    |    |
| 7 | Giosage                | \$ 5,979,156.50 | x               | x       |    |    |    |     |    |    |
| 8 | Bay Pacific            | \$ 5,878,148.00 | x               | X       |    |    |    |     |    |    |
| 9 | Pacific Trenchleslessk | \$ 4,746,075.00 | X               |         |    |    |    |     |    |    |
|   |                        |                 | x               | x       |    |    |    |     |    |    |
|   |                        |                 |                 |         |    |    |    |     |    |    |

Bid Recorder: Aundra Richards

Aundra Richards  
Aundra Richards (Jan 6, 2026 15:25:41 PST)

Date 01/06/2026

Bid Opener: Roop Soorma

RSoorma

Date 01/06/2026

Project Manager: Ricardo Saledo

Ricardo Saledo

Date 01/06/2026



Office of the City Manager

CONSENT CALENDAR  
February 24, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Terrance Davis, Director, Department of Public Works

Subject: Contract: Koios Engineering, Inc. for San Pablo Avenue, Sacramento Street, et al. Sanitary Sewer Rehabilitation Project

RECOMMENDATION

Adopt a Resolution approving plans and specifications for the Sanitary Sewer Project located on San Pablo Avenue, Sacramento Street, et al., and:

- Accept the bid of the lowest, responsive and responsible bidder, Koios Engineering, Inc., and
- Authorize the City Manager to execute a contract and any amendments, extensions, or other change orders until completion of the project in accordance with the approved plans and specifications, in an amount not to exceed \$5,126,324.78, which includes a 10% contingency of \$466,029.53.

FISCAL IMPACTS OF RECOMMENDATION

Funding is available in the FY 2026 Sanitary Sewer Fund (611).

Low bid by Koios Engineering. ....\$4,660,295.25

10% Contingency .....\$466,029.53

**Total construction cost** **\$5,126,324.78**

CURRENT SITUATION AND ITS EFFECTS

An Invitation for Bids (Specification. No. 26-11759-C) was released on December 12, 2025, and bids were opened on January 6, 2026. Six non-local bids were received ranging from \$4,660,295.25 to \$8,126,365, as detailed in Attachment 3 (Bid Results). The City Staff estimate for the project was \$6,765,000.

Koios Engineering, Inc. (Koios Engineering) of San Francisco, CA was the lowest responsive and responsible bidder with a bid of \$4,660,295.25. References for Koios Engineering proved satisfactory. Therefore, Staff recommends the contract be awarded to Koios Engineering.

Contract: Koios Engineering, Inc. for Sanitary Sewer Rehabilitation  
San Pablo Avenue, Sacramento Street, et al.

CONSENT CALENDAR  
February 24, 2026

This sanitary sewer project supports the City's Strategic Plan goals of providing state-of-the-art, well-maintained infrastructure amenities and the goal of protecting the environment.

#### BACKGROUND

To remain compliant with the Consent Decree (CD) issued by the State Water Quality Control Board on September 22, 2014, the City has implemented a long-term mandated Sanitary Sewer Capital Improvement Program to eliminate sanitary sewer overflows (SSOs) and to reduce stormwater infiltration and inflow into the sanitary sewer system. Under this program, the City utilizes a comprehensive asset management approach based on complex and evolving hydrologic and hydraulic modeling and condition assessments to repair, replace, or upgrade the City's portion of the sanitary sewer system. These actions will assist the City and East Bay Municipal Utility District (EBMUD) in eliminating discharges from EBMUD's wet weather facilities by the end of 2035.

2026 marks year 12 of the 22-year CD program, which stipulates that the City shall perform collection system repair and rehabilitation to control infiltration and inflow. This supports ongoing work previously identified in the City's Sanitary Sewer Management Plan (SSMP) and Asset Management Implementation Plan (AMIP).

The project will rehabilitate sanitary sewer collection systems in various areas of the City, as shown on the Location Map (Attachment 2). These sanitary sewer collection systems need immediate rehabilitation to prevent pipe failures, sewer blockages, and leakage problems.

Planned work includes the rehabilitation of approximately 9,634 linear feet of sanitary sewer mains varying in size from 6-inch to 21-inch diameter; maintenance hole rehabilitation; replacement of 4-inch and 6-inch diameter sewer laterals; and other related work. To reduce traffic impacts, minimize inconvenience to the public, and reduce costs, most of the work will be performed using trenchless methods. These trenchless methods allow replacement of pipelines without the need for a traditional open trench construction. These methods allow for cost savings and avoid street closures and traffic disruptions caused by open trenches.

The Living Wage Ordinance does not apply to this project as this contract is subject to State prevailing wage laws. Koios Engineering submitted a Certification of Compliance with the Equal Benefits Ordinance. The Community Workforce Agreement (CWA) applies to this project because the estimated value of the project exceeds \$500,000. Koios Engineering and all subcontractors will be required to sign an agreement to be bound by the terms of the CWA.

The City filed a Notice of Exemption declaring this work is exempt from the California Environmental Quality Act (CEQA). This notification was filed with Alameda County to fulfill the requirement for public notification. No comments, questions, or protests were received.

Contract: Koios Engineering, Inc. for Sanitary Sewer Rehabilitation  
San Pablo Avenue, Sacramento Street, et al.

CONSENT CALENDAR  
February 24, 2026

This contract is not covered by AB 339. Section 3504.1 of the California Government code explicitly states in Section 1(d) (1), that AB 339 does not apply to the contracting of services related to, "...the planning, design, administration, oversight, review, or delivery of public works, ...or other infrastructure projects subject to adopted uniform codes or standards."

#### ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

Improvements to the City's sanitary sewer system will help protect water quality by reducing the frequency of SSOs and infiltration and inflow into the City's sanitary sewer system that can negatively affect the San Francisco Bay.

#### RATIONALE FOR RECOMMENDATION

Contracted services are required for the specialized services required for this project, as the City lacks the in-house resources needed to complete scheduled sanitary sewer rehabilitation and replacement projects. Further, the City must take timely action to address urgent/emergent sewer repairs without delay. Finally, subject to fines and stipulated penalties, the Consent Decree requires the City to complete sanitary sewer mains rehabilitation and replacement at an average annual rate of no less than 22,120 feet on a three-fiscal-year rolling average. This project is essential for the City to maintain compliance with the three-year rolling average.

#### ALTERNATIVE ACTIONS CONSIDERED

Taking no action will result in the City violating the CD and becoming subject to fines and penalties. No reasonable alternative exists as the City's sanitary sewer pipelines are in poor condition and need timely rehabilitation to prevent an increased probability of infiltration and inflows, leakages, and sanitary sewer overflows.

#### CONTACT PERSON

Wahid Amiri, Deputy Director, Public Works, (510) 981-6339  
Ricardo Salcedo, Supervising Civil Engineer, Public Works, (510) 981-6407

#### Attachments:

- 1: Resolution
- 2: Location Map
- 3: Bid Results

RESOLUTION NO. ##,###-N.S.

CONTRACT: KOIOS ENGINEERING, INC. FOR SANITARY SEWER  
REHABILITATION – SAN PABLO AVENUE, SACRAMENTO STREET, ET AL.

WHEREAS, the Sanitary Sewer Project is part of the City's on-going Sanitary Sewer Capital Improvement Program to rehabilitate or replace the aging and deteriorated sanitary sewer system; and

WHEREAS, the Capital Improvement Program is a requirement of compliance with the National Pollution Discharge Elimination System Permit (NPDES) and California Regional Water Quality Control Board Consent Decree; and

WHEREAS, the City has neither the staff nor the equipment necessary to undertake this Sanitary Sewer Rehabilitation Project and other urgent/emergent sewer repairs; and

WHEREAS, on December 12, 2025, the City released an Invitation for Bids (Specification No. 26-11759-C) for sanitary sewer rehabilitation and replacement; and

WHEREAS, on January 6, 2026 the City received six bids, and Koios Engineering, Inc. was found to be the lowest responsive and responsible bidder; and

WHEREAS, funding is available in the FY 2026 budget in the Sanitary Sewer Fund (611); and

WHEREAS, the City filed a Notice of Exemption on November 13, 2025 declaring this work is exempt from the California Environmental Quality Act.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the Plans and Specification No. 26-11759-C for Sanitary Sewer Rehabilitation – San Pablo Avenue, Sacramento Street, et al. are approved.

BE IT FURTHER RESOLVED that the Council of the City of Berkeley authorizes the City Manager to execute a contract and any amendments with Koios Engineering, Inc., until completion of the project in accordance with the approved plans and specifications for the Sanitary Sewer Rehabilitation Project located on San Pablo Avenue, Sacramento Street et al. in an amount not to exceed \$5,126,325 which includes a 10% contingency for unforeseen circumstances. A record signature copy of said agreement and any amendments will be filed in the Office of the City Clerk.



CITY OF BERKELEY, CALIFORNIA  
SANITARY SEWER REHABILITATION PROJECT  
SAN PABLO AVE, SACRAMENTO ST, UNIVERSITY AVE, ET AL  
SPECIFICATION NO. 26-11759-C



**LEGEND**

— — APPROX. WORK LIMITS



**City of Berkeley  
Abstract of Bid Worksheet**

For: Sanitary Sewer Rehab - San Pablo Ave., Sacrame

[Spec# 26-11759-C](#)

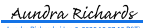
Finance Department

General Services Division

**Bid Date: 01/6/2**

required w/ bid

|    | Bidders            | Base Bid        | Bid Bond | Addenda | SC | LW | WF | EBO | OS | NF |
|----|--------------------|-----------------|----------|---------|----|----|----|-----|----|----|
| 1  | Subterra           | \$ 7,697,897.00 | X        | X       |    |    |    |     |    |    |
| 2  | Andes Construction | \$ 6,022,181.00 | X        | X       |    |    |    |     |    |    |
| 3  | Koios              | \$ 4,660,295.25 | X        | X       |    |    |    |     |    |    |
| 4  | Cratus             | \$ 6,195,957.50 | x        | x       |    |    |    |     |    |    |
| 5  | Ranger Pipelines   | \$ 8,126,365.00 | x        | x       |    |    |    |     |    |    |
| 6  | Pacific Trenchless | \$ 6,282,755.00 | x        | x       |    |    |    |     |    |    |
| 7  |                    |                 |          |         |    |    |    |     |    |    |
| 8  |                    |                 |          |         |    |    |    |     |    |    |
| 9  |                    |                 |          |         |    |    |    |     |    |    |
| 10 |                    |                 |          |         |    |    |    |     |    |    |

Bid Recorder: Aundra Richards   
Aundra Richards (Jan 6, 2026 10:37:29 PST)

Date 01/06/2026

Bid Opener: Roop Soorma 

Date 01/06/2026

Project Manager: Ricardo Salcedo 

Date 01/06/2026

# Abstract 26-11759-C

Final Audit Report

2026-01-13

|                 |                                              |
|-----------------|----------------------------------------------|
| Created:        | 2026-01-06                                   |
| By:             | Roopreet Soorma (RSoorma@berkeleyca.gov)     |
| Status:         | Signed                                       |
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## "Abstract 26-11759-C" History

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2026-01-13 - 6:08:16 AM GMT
-  Document e-signed by Ricardo Salcedo (rsalcedo@cityofberkeley.info)  
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✔ Agreement completed.

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Office of the City Manager

CONSENT CALENDAR  
February 24, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Terrance Davis, Director, Public Works

Subject: Contract: Chargepoint, Inc. for City-Owned Electric Vehicle Charger Support Services

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to execute a five-year contract for support services for City-owned electric vehicle (EV) chargers with Chargepoint, Inc. in an amount not to exceed \$255,651.

FISCAL IMPACTS OF RECOMMENDATION

The total not-to-exceed cost for the five-year contract term is \$255,651. The City currently pays for the operation and maintenance of all its EV chargers through funds from the Off-Street Parking Fund (627), the Parking Meter Fund (631), and the Berkeley Marina Operations/Maintenance Fund (608). Revenue collected from the City-owned public EV chargers help to recover costs to operate and maintain the City's 26 public Level 2 EV chargers. This contract will also include funding from the Equipment Maintenance Fund (672) to support the operation and maintenance of the 13 fleet-dedicated EV chargers.

CURRENT SITUATION AND ITS EFFECTS

The City owns and operates 36 dual-port and 3 single-port Level 2 Chargepoint Inc. (Chargepoint) EV chargers for a total of 75 Level 2 EV charging ports across five City locations. 26 charging ports are dedicated to City fleet vehicles. 24 fleet charging ports are in Center Street Garage and two are located at the Adult Mental Health Center. The remaining 49 charging ports are available for public charging. Of the total number of charging ports available for the public, thirty-three are located in the Center Street Garage, eight are in the Telegraph-Channing Garage, four are in Oxford Garage, two are located at the West Berkeley Library, and two are located at the Berkeley Marina, J-Dock.

Providing EV charging ports for City fleet and public use directly supports the City's General Plan, Policy T-19, which calls for placing EV chargers at major parking facilities and employment centers. It also responds to the City's Climate Action Plan goal to encourage low-carbon vehicles and fuels.

The City's current Chargepoint network service plan ("Commercial Cloud Plan") and maintenance warranty service plan ("Assure Plan") expire on March 6, 2026. The City uses the Commercial Cloud Plan to monitor energy usage and manage charging port access and pricing. The City uses the Assure Plan to troubleshoot and resolve hardware and software malfunctions through remote access and on-site technician visits. The warranty service also covers replacement of charger parts, per warranty restrictions. Additional funding is included in the contract to cover parts and labor related to repair services excluded from the Assure Plan. See Attachment 2 for applicable exclusions to Chargepoint support services.

Upon expiration of services on March 6, 2026, the City will no longer have access to Chargepoint's online network, therefore losing the ability to manage operations and monitor EV charger usage and revenue. The City will also lose access to on-site labor management services for the repair and replacement of EV charger parts.

#### BACKGROUND

The City has used Chargepoint's support services since 2015 when it installed its first 12 public Chargepoint Level 2 EV charging ports. Since then, the City has renewed Chargepoint services multiple times through an expenditure contract with ABM Industries. ABM Industries was contracted to install and manage maintenance of the City-owned EV chargers. The ABM Industries contract expires on June 30, 2026.

To support the City's fleet electrification efforts, the 26 fleet-dedicated EV charging ports will be upgraded from the Commercial Cloud Plan to the Fleet Enterprise Plan. The Fleet Enterprise Plan includes features tailored for fleet operations, such as advanced energy management controls, that are expected to result in energy cost savings.

By purchasing the five-year support plan, the City will secure the following discounted annual pricing:

- The Commercial Cloud Plan is \$328 per charging port (\$1,640 for five years).
- The Fleet Enterprise Plan is \$432 per charging port (\$2,160 for five years).
- The Assure Plan is \$500 per charger (\$2,500 for five years).

The current one-year contract was priced at an average of \$380 per charging port for the Commercial Cloud Plan and an average of \$573 per charger for the Assure Plan.

The City of Berkeley is a no-cost member of Sourcewell (formerly National Joint Powers Alliance), a municipal contracting agency operating under the legislative authority of Minnesota Statute 123A.21.<sup>1</sup> The original 1978 statute was revised in 1995 to allow government clients to better meet their specific needs through participation in a service

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<sup>1</sup> <https://www.sourcewell-mn.gov/>

cooperative, rather than paying the higher cost associated with individual procurement. Sourcewell allows participating municipal agencies to leverage the benefits of cooperative purchasing and reduce procurement costs. Sourcewell serves educational, government, and non-profit agencies nationwide, and offers cooperatively contracted products, equipment and service opportunities to government entities throughout the U.S. All Sourcewell contracts have been competitively solicited nationwide.

On March 4, 2021, Sourcewell released Request for Proposal (RFP) No. 042221 for Electric Vehicle Supply Equipment and Related Services. The RFP was released for approximately 49 days, and 53 proposals were submitted. Upon review, Sourcewell selected Chargepoint, among eight other providers that met the scope and mandatory submittal requirements of the RFP. Chargepoint was thereby awarded Contract No. 042221-CPI with an expiration date of July 20, 2025. Sourcewell and Chargepoint executed a contract amendment that extended the expiration date to July 20, 2026. The City's contract with Chargepoint may extend past July 20, 2026, if it is executed prior to this expiration date.

#### ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

Executing a contract with Chargepoint for the network and maintenance warranty service plans supports the City's Electric Mobility Roadmap goal of Achieving Zero Net Carbon Emissions by allowing the City to support EV adoption by offering EV charging services for the City fleet and the public. It also responds to the City's Climate Action Plan's Goal of encouraging low-carbon vehicles and fuels. Providing access to public EV charging promotes and incentivizes EV adoption.

#### RATIONALE FOR RECOMMENDATION

Reliable fueling infrastructure is vital to City operations and the public. Many City staff require fleet vehicles to perform basic duties. To ensure the City-owned EV charging infrastructure functions properly, staff must have the ability to manage and maintain them. Staff who are assigned fleet EVs depend on these charging ports to efficiently, safely, and effectively carry out their duties. Additionally, many private EV owners have come to rely on the City-owned public EV charging ports to fuel their vehicles. Availability of public chargers is critical to residents who do not have access to at-home charging.

#### ALTERNATIVE ACTIONS CONSIDERED

Council could take no action, allowing the current network and maintenance warranty service plans to expire on March 6, 2026. While the EV chargers would continue to function as is, the City would be unable to repair a charger should it malfunction or update pricing and access as required over time. This would negatively impact City staff's ability to carry out duties using EVs, which comprise 14% of the City's entire fleet. The City's inability to maintain its public chargers will also negatively impact public EV charging reliability, potentially disincentivizing the purchase of electric vehicles.

Contract with Chargepoint, Inc. for City-Owned Electric  
Vehicle Charger Support Services

CONSENT CALENDAR  
February 24, 2026

CONTACT PERSON

Wahid Amiri, Deputy Director of Engineering and Transportation, 510-981-6396  
Mark Helmbrecht, Transportation Manager, Public Works, 510-981-6403

Attachments:

1: Resolution



RESOLUTION NO. ##,###-N.S.

CONTRACT: CHARGEPOINT, INC. FOR ELECTRIC VEHICLE CHARGER SUPPORT  
SERVICES

WHEREAS, network and maintenance warranty service plans for 75 fleet and public City-owned Chargepoint, Inc. Level 2 electric vehicle charging ports will expire on March 6, 2026; and

WHEREAS, reliable charging infrastructure is vital to the operations of the City's electric vehicle fleet, which comprise 14-percent of the City's entire fleet; and

WHEREAS, public electric vehicle charging ports support the continued and future use of electric vehicles within the city; and

WHEREAS, City Charter XI Section 67.2 allows the City to purchase goods and services without undergoing a competitive bid process if the City uses pricing obtained by another entity through a competitive bid process; and

WHEREAS, the City is a member of Sourcewell, a municipal contracting agency operating under the legislative authority of Minnesota Statute 123A.21, which allows participating municipal agencies to leverage the benefits of cooperative purchasing and reduce procurement cost; and

WHEREAS, On March 4, 2021, Sourcewell released Request for Proposal (RFP) No. 042221 for Electric Vehicle Supply Equipment and Related Services and upon review Chargepoint, Inc. met the scope and mandatory submittal requirements of the RFP, thereby Sourcewell awarded them with Contract No. 042221-CPI; and

WHEREAS, funds are available in the FY26 Budget in the Off-Street Parking Fund (627), the Parking Meter Fund (631), the Berkeley Marina Operations/Maintenance Fund (608), and the Equipment Maintenance Fund (672).

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that Sourcewell contract bid procedures satisfy the procurement requirements of the City Charter XI Section 67.2.

BE IT FURTHER RESOLVED that the City Manager is authorized to execute a contract and all necessary contract amendments and extensions for electric vehicle charger support services with Chargepoint, Inc. in an amount not to exceed \$255,651.





Office of the City Manager

CONSENT CALENDAR  
February 24, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Terrance Davis, Director, Public Works

Subject: Contract No. 32500221 Amendment: Stommel Inc. dba Lehr for Hybrid Police Patrol Vehicle Supplies, Equipment, and Installation Services

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to execute an amendment to the contract with Stommel Inc., dba Lehr for Hybrid Police Patrol vehicle supplies, equipment, and installation services. This amendment increases the contract amount by \$125,000, for a new total amount not to exceed \$525,000, and extends the contract term until December 15, 2027.

FISCAL IMPACTS OF RECOMMENDATION

Funding for the contract amendment is available in the Fiscal Year (FY) 2026 adopted budget of the Equipment Replacement Fund (671) in the amount of \$125,000. Funding for FY 2027 is subject to appropriation in future fiscal years' budgets, based on the Police Department's ongoing vehicle replacement and upfitting needs.

CURRENT SITUATION AND ITS EFFECTS

Stommel Inc., dba Lehr, has been providing hybrid Police patrol vehicle supplies, equipment, and installation services to the Police Department, including the installation of specialized equipment required to ensure patrol vehicles meet public safety and operational requirements.

As the City continues to replace and deploy Police patrol vehicles, Lehr is providing installation services necessary to support the City's ongoing vehicle replacement program. These services are required to ensure previously purchased hybrid patrol vehicles are fully equipped and ready for service.

In addition, vehicle delivery schedules, parts supply chain constraints, and installation timelines extend beyond the originally authorized contract amount and term, requiring continued contract authority to complete remaining upfitting work. These operational needs are ongoing and require continuity of service to avoid delays in vehicle deployment.

Staff do not have the capacity or specialized expertise to perform these installation services in-house. Lehr provides the technical expertise and continuity needed to support Police Department operations and ensure patrol vehicles are placed into service in a timely manner.

Amending this contract is a Strategic Plan Priority Project, advancing the City's goal to create a resilient, safe, connected, and prepared city.

### BACKGROUND

The Public Works Department collaborated with the Police Department to procure specialized supplies, equipment, and installation services for Police patrol vehicles. On December 10, 2024, Council authorized the City Manager to execute a contract with Stommel Inc., dba Lehr, for hybrid Police patrol vehicle supplies, equipment, and installation services for a contract term from December 15, 2024, through December 15, 2026, in an amount not to exceed \$400,000.

City Charter Article XI, Section 67.2, allows the City to purchase goods without undergoing a separate competitive bid process when utilizing pricing obtained by another public agency through a competitive process. The City utilized pricing from County of Orange Contract No. MA-080-23011506 for Patrol Vehicle Equipment, Supplies, and Equipment Installation Services.

The Police Department requires ongoing installation services to support its vehicle replacement program and ensure that patrol vehicles are properly equipped prior to deployment. Due to vehicle delivery timing, vehicle parts supply chain and continued upfitting needs, additional contract authority and an extension of the contract term are required.

### ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The installation of equipment and supplies on hybrid Police patrol vehicles supports the City's environmental sustainability and climate goals by enabling the use of more fuel-efficient vehicles. These vehicles reduce fuel consumption and associated greenhouse gas emissions compared to conventional gasoline-powered patrol vehicles.

### RATIONALE FOR RECOMMENDATION

The Department continues to have a critical operational need for these services due to ongoing vehicle replacement and upfitting activities. Amending and extending the contract with Stommel Inc., dba Lehr, will allow the City to maintain continuity of service, avoid disruption to active vehicle deployments, and efficiently support Police Department operations. This approach is the most effective and cost-efficient means of meeting the City's public safety vehicle needs.

ALTERNATIVE ACTIONS CONSIDERED

Council could choose not to approve this contract amendment, which would require the City to either delay vehicle upfitting activities or initiate a new procurement for these services. Due to the specialized nature of the work and the City's lack of in-house capacity and expertise, these alternatives would likely result in delays, increased costs, and impacts on Police Department operations.

CONTACT PERSON

Joy Brown, Operations Manager, Public Works, 510-981-6629

Christopher Bonaventure, Lieutenant, Police Department, 510-593-1431

Attachment:

1: Resolution

RESOLUTION NO. ##,###-N.S.

CONTRACT NO. 32500221 AMENDMENT: STOMMEL INC. DBA LEHR FOR HYBRID POLICE PATROL VEHICLE SUPPLIES, EQUIPMENT, AND INSTALLATION SERVICES

WHEREAS, the City entered into a contract with Stommel Inc., dba Lehr, to provide hybrid Police patrol vehicle supplies, equipment, and installation services to support Police Department operations; and

WHEREAS, the contract was authorized by City Council on December 10, 2024, for a contract term from December 15, 2024 through December 15, 2026, in an amount not to exceed \$400,000; and

WHEREAS, the City utilized pricing obtained through a competitively bid County of Orange contract in accordance with City Charter Article XI, Section 67.2; and

WHEREAS, additional vehicle installation services are required due to ongoing Police patrol vehicle replacement and upfitting needs, necessitating an increase in contract authority and an extension of the contract term; and

WHEREAS, funding for Fiscal Year 2026 is available in the Equipment Replacement Fund (671), and funding for Fiscal Year 2027 is subject to appropriation in future fiscal years' budgets;

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to amend Contract No. 32500221 with Stommel Inc., dba Lehr, increasing the contract amount by \$125,000 for a new total amount not to exceed \$525,000 and extending the contract term to December 31, 2027.



Office of the City Manager

CONSENT CALENDAR  
February 24, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Terrance Davis, Director, Public Works

Subject: Contract No. 32600081 Amendment: Metro Elevator for Maintenance, Repairs and Emergency Response Services for Citywide Elevators

RECOMMENDATION

Adopt a resolution authorizing the City Manager to execute an amendment to Contract No. 32600081 with Metro Elevator to provide maintenance, repairs, and emergency response services to increase the contract amount by \$175,000 for a total not to exceed \$350,000.

FISCAL IMPACTS OF RECOMMENDATION

Budgets include funding in FY 2026, distributed across the General Fund (011), Sanitary Sewer Fund (611), Off-Street Parking Fund (627), Equipment Maintenance Fund (672), and Building Maintenance Fund (673) to cover the cost of elevator maintenance, repairs and emergency response services for citywide elevators. Funding for future years is subject to Council's approval of the proposed citywide budget for Fiscal Years 2027-2028.

CURRENT SITUATION AND ITS EFFECTS

Elevator maintenance, repairs and emergency response services are critical to maintaining the safety, reliability, and operational needs of the City's elevators.

The City issued Request for Proposals (RFP) Specification No. 25-11723-C, with a submission due date of June 3, 2025. The City received three proposals in response. The selection committee, composed of subject matter experts from Public Works, evaluated the proposals.

The evaluation criteria used to rate the proposals were as follows: Project Approach (30%), Expertise and References (15%), Cost (25%), and Background (30%). Metro Elevator was awarded a contract as the best and most responsive bidder, which was executed in December 2025. As a result of the inability to formalize a contract with a second high scoring service provider from the same RFP process, Dream Ride Elevator, an amendment is needed at this time to increase the service capacity provided by Metro Elevator.

This contract will support the City's elevators, which are critical to support staff and community members, and is aligned with the Strategic Plan Priority of advancing our goal to provide state-of-the-art, well-maintained infrastructure, amenities, and facilities.

#### BACKGROUND

The City currently utilizes 30 elevators located in 16 facilities. Proper maintenance, repair and emergency response services for City elevators supports the safety and accessibility of staff and community members, while also complying with state and federal safety requirements.

#### ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

There are no identified environmental sustainability or climate impacts of executing these contracts.

#### RATIONALE FOR RECOMMENDATION

Regular inspection and maintenance of elevators is required to meet safety regulations. These contracts will ensure compliance with state and local codes and improve responsiveness to emergency calls.

#### ALTERNATIVE ACTIONS CONSIDERED

The City does not currently have staff with the certification and experience needed to provide elevator maintenance and repair services for the City in-house. As a result, contracting remains the only viable option.

#### CONTACT PERSON

Joy Brown, Operations Manager, (510) 981-6629

Aaron Baker, Facilities Maintenance Superintendent, (510) 981-6452

Attachment:

1: Resolution



RESOLUTION NO. ##,###-N.S.

CONTRACT NO. 32600081 AMENDMENT: METRO ELEVATOR FOR MAINTENANCE, REPAIRS AND EMERGENCY RESPONSE SERVICES FOR CITYWIDE ELEVATORS

WHEREAS, the City conducted RFP Solicitation No. 25-11723-C with bids due no later than June 3, 2025; and

WHEREAS, the City received three proposals and a selection committee, composed of subject matter experts from the Public Works Facilities Division and the Public Works Operations Division, met to evaluate the bids; and

WHEREAS, Metro Elevator was selected as the most responsive bidder and was awarded the contract; and

WHEREAS, Metro Elevator and the City executed Contract No. 32600081, which was approved by Council on July 27, 2025, through Resolution 71,932-N.S. for an amount not to exceed \$175,000; and

WHEREAS, an increased need for additional elevator service has been identified by Staff; due to an inability to formalize a contract with a secondary service provider; and

WHEREAS, funding is available in the Fiscal Year 2026 adopted budget in General Fund (011), Off-Street Parking Fund (627), Sanitary Sewer Fund (611), Equipment Maintenance Fund (672), and Building Maintenance Fund (673). Funding for future years is subject to Council's approval of the proposed citywide budget for Fiscal Years 2027-2028.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to amend Contract No. 32600081 with Metro Elevator for maintenance, repairs, and emergency response services for citywide elevators for three years from September 1, 2025, to August 31, 2028, for an amount not to exceed \$350,000 with the option to extend for two additional one-year terms. Rates adjusted annually in accordance with the Consumer Price Index.





Office of the City Manager

CONSENT CALENDAR  
February 24, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Terrance Davis, Director, Public Works

Subject: Contract No. 107431-1 (10095B) Amendment: Green Halo Systems, Inc.  
Construction Debris Tracking

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to amend Contract No. 107431-1 (10095B) with Green Halo Systems, Inc. to increase the contract amount by \$50,000, for a revised total not-to-exceed amount of \$100,000, for construction and demolition debris tracking software services for the period of June 30, 2026, through June 30, 2028.

FISCAL IMPACTS OF RECOMMENDATION

Funds for this contract are available in the approved FY 2026 Budget and future funding is subject to appropriation in FY2027 in Zero Waste Fund 601 and Permit Service Center Fund 621.

CURRENT SITUATION AND ITS EFFECTS

The City's Permit Service Center uses Green Halo software to track construction and demolition debris generated by projects within the City. The City requires construction projects to report waste tonnage in Green Halo to monitor compliance with the State Green Building Code (CALGreen) and local construction waste diversion requirements as required by Chapter 19.37 of the Berkeley Municipal Code (BMC). Many jurisdictions require construction projects to track and report construction waste through a technology platform.

Contractors may dispose of materials at a variety of approved facilities, including the City Transfer Station. Historically, contractors were required to manually upload City Transfer Station disposal weight tickets to Green Halo for each project, a time-consuming process that relied on manual review and verification by City staff.

To improve efficiency and oversight, Green Halo's software has been integrated with Public Works' PC Scale system at the Transfer Station. This integration provides automated verification of construction and demolition material disposal via tickets generated by Green Halo-authorized contractors working on projects within the City. The integration has significantly reduced staff workload by automating a previously

labor intensive and error prone process, while also strengthening program integrity by reducing the potential for inaccurate or fraudulent ticket submissions.

An RFP (Request for Proposals) will be conducted prior to contract expiration and used for selection of the next contractor. The Green Halo system is integrated into the City's software and immediately decoupling the program at the termination of the current contract term would create substantial impacts for customers and staff.

#### BACKGROUND

In June 2024, Green Halo's software was successfully integrated with Public Works' PC Scale system to provide automated verification of construction and demolition material disposal scale house tickets generated by Green Halo authorized contractors working on projects within the City. This integration has resulted in significant staff time savings by automating a previously labor-intensive and error-prone manual process, while also reducing the risk of fraudulent Green Halo ticket submissions.

#### ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

Green Halo Systems allows the City of Berkeley to effectively implement and manage compliance with State Green Building Code (CAL Green) and local construction waste diversion requirements (BMC Chapter 19.37).

#### RATIONALE FOR RECOMMENDATION

The utilization of Green Halo systems has resulted in significant staff time savings by automating a previously labor-intensive and error-prone manual process, while also reducing the risk of fraudulent Green Halo ticket submissions.

#### ALTERNATIVE ACTIONS CONSIDERED

An alternative would be to allow this contract to expire and return to a manual verification process. Under this alternative, contractors would be required to manually upload City of Berkeley Transfer Station disposal scale house tickets into Green Halo, and City staff would return to a manual process to review and verify submissions. This approach could possibly incur costs to decouple the two software systems to terminate the integration between PC Scale and Green Halo. This would also result in a significant increase in staff time, create a process susceptible to data entry errors, and present the risk of inaccurate or fraudulent ticket submissions. This alternative is not recommended due to its inefficiency and limited oversight capabilities. An RFP (Request for Proposals) will be conducted at the conclusion of this contract term.

#### CONTACT PERSON

Leticia Jaurequi, Solid Waste & Recycling Manager, Public Works, (510) 981-6362

Attachments:  
1: Resolution

RESOLUTION NO. ##,###N.S.

CONTRACT NO. 107431-1 (10095) AMENDMENT: GREEN HALO SYSTEMS, INC.  
CONSTRUCTION DEBRIS TRACKING

WHEREAS, Green Halo Systems software allows the City to effectively implement and manage compliance with State Green Building Code (CAL Green) and local construction waste diversion requirements (BMC Chapter 19.37); and

WHEREAS, Green Halo Systems software has been integrated with Zero Waste Division's PC Scale software to provide an automated verification of Green Halo construction and debris scale house tickets generated by Green Halo authorized Contractors performing construction projects within the City. This integration has saved staff time, automating what was previously an error prone manual process, and reduces the opportunity for contractors to submit fraudulent Green Halo tickets; and

WHEREAS, City and Green Halo Systems previously entered Contract Number 10095, dated August 1, 2015, which was authorized by the City Manager; and

WHEREAS, on June 30, 2018, the City Manager authorized Contract No. 10095A for a new contract amount of \$24,052; and

WHEREAS, September 1, 2020, City Manager authorized Contract No. 10095B for a new contract amount of \$40,792; and

WHEREAS, June 19, 2025, City Manager authorized Contract No. 107431-1 for a new contract amount of \$50,000; and

WHEREAS, on June 27, 2024, the City Manager authorized a contract extension through June 30, 2025; and

WHEREAS, on August 28, 2025, the City Manager authorized a contract extension through June 30, 2026; and

WHEARAS, Funds for this contract are available in FY 2026 and subject to appropriation in FY2027 in Zero Waste Fund 601 and Permit Service Center Fund 621.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to amend Contract No. 107431-1 (10095B) with Green Halo Systems Inc. for construction debris tracking, increasing the amount of the current contract by \$50,000 for a total not to exceed of \$100,000 and extend the term from June 30, 2026 through June 30, 2028





Office of the City Manager

CONSENT CALENDAR  
February 24, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Terrance Davis, Director, Public Works

Subject: Purchase Order: Turf Star Incorporated for one 2026 Model Toro Groundsmaster 31699 Triple Deck Sports Field Mower

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to execute a purchase order with Turf Star Incorporated for one 2026 Toro Groundsmaster 31699 Triple Deck Sports Field Mower, in an amount not to exceed \$184,181.

FISCAL IMPACTS OF RECOMMENDATION

The FY26 Adopted Public Works Department Equipment Replacement (Fund 671) budget includes funding for the replacement of this equipment.

CURRENT SITUATION AND ITS EFFECTS

The Public Works Department routinely reviews rolling stock assets utilized in the day-to-day operation of the city operations and prioritizes the replacement of assets at the end of their useful life. The City's competitive bidding requirements for this purchase have been satisfied through the utilization of Sourcewell Contract NO. 112624-TTC.

This replacement mower is needed by the Parks, Recreation, & Waterfront Department to provide routine and timely turf care of athletic fields. This purchase order is aligned with the City's Strategic Plan Priorities, advancing our goal to provide state-of-the-art, well-maintained infrastructure, amenities, and facilities.

BACKGROUND

The City Charter allows the City to purchase goods without undergoing a competitive bid process if the City utilizes pricing obtained by another entity through a competitive process. On October 8, 2024, Sourcewell released request for proposal 112624 for Grounds Maintenance Equipment and Related Attachments. The solicitation was released for approximately 50 days, and 55 proposals were submitted. Upon review of proposals, the Sourcewell Proposal Evaluation Committee selected The Toro Company as the best, most responsive proposer to meet the specifications thusly awarding Contract No. 112624-TTC.

The Toro Company partners with regional distributors to manage sales through the Sourcewell contract. Within the City, Turf Starr Incorporated represents the Toro brand.

Public Works purchases vehicles and equipment via cooperative contracts to ensure competitive pricing. These vehicles are specialized and require specialized equipment and installation. Once the new mower has arrived, the replaced mower will be sent to auction. Auction proceeds are returned to the Equipment Maintenance Fund to support future vehicle purchases and administrative costs.

#### ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The City prioritizes procuring the most environmentally clean, most efficient vehicles available and will continue transitioning from diesel to renewable fuels toward an all-electric fleet, where technically feasible. These proposed new trucks will be fueled by renewable diesel and will be replaced at the end of their life with electric vehicles if available at that time.

#### RATIONALE FOR RECOMMENDATION

The current triple deck sports field mower Equipment #3861 is 10 years old and has outlived its expected life. Additionally, the mower is fully amortized in the fleet fund for replacement. Replacing this unit now will ensure continuity of service and limit repairs associated with aging equipment.

#### ALTERNATIVE ACTIONS CONSIDERED

Delaying the purchase of this replacement mower was considered, but that action would increase the preventative maintenance and repair costs associated with the existing mower. Increased downtime would also result in comprising the inability to provide timely maintenance services.

#### CONTACT PERSON

Joy Brown, Operational Manager, 510-981-6629  
Bruce Pratt, Parks Superintendent, 510-981-6660

Attachment:

1: Resolution



RESOLUTION NO. ##,###-N.S.

PURCHASE ORDER: TURF STAR FOR ONE 2026 MODEL TORO GROUNDSMASTER  
31699 TRIPLE DECK SPORTS FIELD MOWER

WHEREAS, a new sports field mower is needed by the Parks, Recreation, & Waterfront Department; and

WHEREAS, vehicles must be replaced on a reasonable schedule to allow City employees to carry out their duties in a safe and effective manner; and

WHEREAS, Unit Number 3861 is a 2015 model sports field mower and is due for replacement and has reached the end of its useful life; and

WHEREAS, On October 8, 2024, Sourcewell released request for proposal 112624 for Grounds Maintenance Equipment and Related Attachments. The solicitation was released for approximately fifty days, and fifty-five proposals were submitted. Upon review of proposals, the Sourcewell Proposal Evaluation Committee selected The Toro Company as the best most responsive proposer to meet the specifications thusly awarding Contract No. 112624-TTC; and

WHEREAS, The Toro Company partners with regional distributors to effectuate sales through the Sourcewell contract. Within the City of Berkeley, Turf Starr Incorporated represents the Toro brand; and

WHEREAS, the Sourcewell contract bid procedures satisfy the procurement requirements of the City; and

WHEREAS, funds in the amount of \$184,181 are available in the adopted FY 2026 budget in the Equipment Replacement Fund (671).

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley by the Council of the City of Berkeley that the City Manager is authorized to execute a purchase order with Turf Star Incorporated for one 2026 Toro Groundsmaster 31699 Triple Deck Sports Field Mower, in an amount not to exceed \$184,181.





Office of the City Manager

CONSENT CALENDAR  
February 24, 2026

To: Honorable Mayor and Members of the City Council  
From: Paul Budenhagen, City Manager  
Submitted by: Terrance Davis, Public Works Director  
Subject: 2026 Traffic Circle Vegetation Policy and Maintenance Plan

RECOMMENDATION

Adopt a Resolution to approve the 2026 Traffic Circle Vegetation Policy and Maintenance Plan, including the addition of five new California native plants to be included in the Suggested Traffic Circle Plantings list and the implementation of a modernized ArcGIS-based registration system for all program participants.

FISCAL IMPACTS OF RECOMMENDATION

There are no fiscal impacts associated with this recommendation. The action can be implemented within existing staff resources and does not require additional funding.

CURRENT SITUATION AND ITS EFFECTS

The City is updating its Traffic Circle Vegetation Policy & Maintenance Plan (2026 Plan) to reflect current operational practices and support consistent maintenance of the City's residential traffic circles. The existing policy governs plant selection, vegetation standards, and volunteer participation in the Adopt-A-Traffic Circle Program. Under City procedures, the policy undergoes review every five years to ensure alignment with safety standards and community needs.

Staff included two updates in the 2026 Plan:

- Plant Palette Expansion: Add five low-growing California native and drought-tolerant plant species to the approved plant list. All proposed species meet visibility and safety requirements while improving long-term site resilience.
- Registration Modernization: Transition volunteer registration to an ArcGIS-based digital platform that enables online sign-up, maintenance activity reporting, and supply requests. This update will standardize participation requirements for all current and future volunteers.

These revisions strengthen the City's ability to maintain safe, attractive, and environmentally supportive traffic circles. Expanded plant options will improve

vegetation consistency and long-term site health, while digital registration tools will streamline coordination among staff, contractors, and volunteers.

The 2026 Plan update supports broader City initiatives, including the Vision Zero Action Plan and the City's Strategic Plan priority to be a global leader in addressing climate change, advancing environmental justice, and protecting the environment.

### BACKGROUND

On November 12, 2019, City Council approved Resolution No. 69,164–N.S., replacing the 2012 Traffic Circle Planting Policy with the 2020 Traffic Circle Vegetation Policy & Maintenance Plan (2020 Plan).

The City first established vegetation guidelines for traffic circles in 2012 to improve roadway safety, sightline visibility, and ensure consistency in vegetation maintenance across the City's residential traffic-calming network. The 2020 Plan expanded the program to include low-growing California native and drought-tolerant species, supporting the City's Climate Action Plan by promoting pollinator habitats and sustainable landscaping practices.

Since implementation of the 2020 Plan, staff continued to manage and maintain over 57 traffic circles citywide through the Adopt-A-Traffic Circle Volunteer Program in partnership with community groups, neighborhood associations, and individual volunteers. Routine feedback from volunteers and staff identified the need for clearer plant height standards, an expanded list of approved native species, and digital tools to streamline volunteer participation and maintenance reporting.

As part of this update, the department also integrated new ArcGIS- based dashboards and volunteer-management tools to support community engagement. These tools simplify the sign-up process, provide interactive maps of adoptable circles and allow volunteers to record and share maintenance activities. The dashboard also enables volunteers to submit service requests to report issues related to vegetation, signage, supplies or infrastructure, ensuring timely coordination between community volunteers and staff.

### ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The 2026 Plan enhances environmental sustainability by supporting landscaping and maintenance practices that improve the long-term health, functionality, and ecological performance of the City's traffic circles. It expands the list of approved low-growing, drought-tolerant plant species, which reduces the need for supplemental irrigation, improves soil stability, and provides durable vegetation better suited to the City's changing climate conditions.

Regular traffic circle maintenance helps prevent the accumulation of organic debris and invasive plants, reducing the amount of material entering the storm drain system and improving localized stormwater infiltration. Clear vegetation height standards

also support sustained plant health by ensuring that species appropriate for the site conditions are selected and maintained over time.

The integration of ArcGIS-based volunteer dashboards reduces the need for paper-based reporting and supports more efficient work planning by allowing staff to monitor maintenance activity in real time. Improved coordination and data sharing help minimize unnecessary trips, equipment uses, and duplicate work, thereby reducing associated fuel consumption and operational emissions.

Overall, the 2026 Plan promotes landscape practices that reduce water use, improve stormwater management, and support long-term site health within the City's network of residential traffic circles.

#### RATIONALE FOR RECOMMENDATION

Adopting the updated 2026 Plan will provide clear, current guidelines that support consistent vegetation management, improved sightline visibility, and better coordination among staff, contractors, and volunteers. The 2026 Plan ensures efficiency, and alignment with the tools and workflows now used by the Department, including digital maintenance reporting through ArcGIS.

There is no financial risk to the City if this Resolution is not adopted by a specific date. However, retaining the 2020 Plan may lead to continued inconsistencies in plant selection, maintenance expectations, and volunteer reporting practices.

#### ALTERNATIVE ACTIONS CONSIDERED

No alternative actions are recommended. The 2026 Plan update reflects internal operational practices and existing program workflows. This action is administrative and does not involve external procurement.

#### CONTACT PERSON

Joseph Griffin, Public Works, Community Services Specialist I,  
510-981-6486

#### Attachments:

##### 1: Resolution

Exhibit A: 2026 Traffic Circle Vegetation Policy and Maintenance Plan

Exhibit B: Suggestions for Traffic Circle Plantings

Exhibit C: Quick-Reference Guide for Common Invasive Plants Species in  
Berkeley

##### 2. 2012 Traffic Circle Planting Policy

##### 3. 2020 Traffic Circle Vegetation Policy and Maintenance Plan

RESOLUTION NO. ##,###-N.S.

2026 TRAFFIC CIRCLE VEGETATION POLICY AND MAINTENANCE PLAN

WHEREAS, the City first established the Traffic Circle Planting Policy in 2012 to provide guidelines that support roadway visibility, pedestrian and bicycle safety, and consistent vegetation maintenance across the City's residential traffic-calming network; and

WHEREAS, on November 12, 2019, the City Council adopted Resolution No. 69,164-N.S., replacing the 2012 policy with the Traffic Circle Vegetation Policy & Maintenance Plan (2020 Plan) and directing further development of vegetation standards to ensure appropriate plant selection, maintenance practices, and sightline visibility; and

WHEREAS, since adoption of the 2020 Plan, the City has continued to maintain more than 57 traffic circles and has identified the need to update the 2020 Plan to reflect current operational practices, incorporate additional native plant species, and clarify vegetation height and maintenance standards; and

WHEREAS, the department has integrated ArcGIS-based volunteer dashboards and digital reporting tools that streamline sign-ups, support coordination among staff, contractors, and volunteers, and enhance the City's ability to track maintenance activities efficiently and consistently; and

WHEREAS, the updated 2026 Traffic Circle Vegetation Policy & Maintenance Plan will improve program consistency, support long-term site health, maintain sightline safety, and align vegetation guidelines with the workflows and tools currently used by the Department.

NOW THEREFORE, BE IT RESOLVED that the City Council adopts the updated 2026 Traffic Circle Vegetation Policy & Maintenance Plan, attached here as Exhibits A, B, & C.



## City of Berkeley – Public Works

### 2026 Traffic Circle Vegetation Policy and Maintenance Plan

*Based on Resolution 69,164-N.S., adopted on November 12, 2019, which replaced the 2012 Traffic Circle Planting Policy and guided the development of subsequent updates to the Traffic Circle Vegetation Policy & Maintenance Plan, including the 2026 revision.*

**The purpose of this policy update is to identify and expand the list of approved types of vegetation and their maintenance for traffic circles that provide traffic calming, beautification, environmental, and other benefits while maintaining pedestrian safety.** The goal of this policy is to establish clear guidelines ensuring that traffic circle vegetation and trees are maintained in accordance with safety standards, promote visibility, and enhance neighborhood safety. As part of this update, all volunteer registration, site selection, and activity reporting will be managed through the **Adopt-A-Traffic Circle ArcGIS Hubsite** to ensure consistent data collection and streamlined coordination among Public Works staff, contractors, and community volunteers. This policy will be reviewed every five (5) years.

#### **Ongoing Vegetation Maintenance:**

Vegetation shall be maintained to not exceed a maximum height of 24 inches from the top of the traffic circle planter curb.

Vegetation Maintenance includes:

- Weeding
- Debris and trash removal
- Pruning to maintain 24" height

#### **New Vegetation Plantings:**

Traffic Circle plantings should be durable, diverse, and attractive. New plantings must be drought-tolerant and fully grown be 24 inches or less above the traffic circle curb. Good examples are plants from California and other Mediterranean climates around the world. Plantings should conform to [Bay-Friendly Landscape Guidelines<sup>2</sup> and support pollinators.](#) [Plantings](#) with spines or thorns (e.g. cacti), vegetables, or fruits are not permitted. Hoses are considered a trip hazard and a road hazard and are not permitted for irrigation of traffic circles. No use of pesticides or herbicides will be allowed for maintenance.

Traffic circles should be planted with consideration of sightlines and vegetation size and shape at maturity. In addition, a simple Planting Guide for native and pollinator friendly plants was created by the Traffic Circle Task Force. Plants that are on the Planting Guide do not require submittal of a plant list for approval. New proposed Planting List must be submitted to [adoptaspot@cityofberkeley.info](mailto:adoptaspot@cityofberkeley.info) for review and approval when significant revegetation of an existing traffic circle is proposed.

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<sup>1</sup> The 2020 policy was informed by extensive community and stakeholder input, including the work of the 2019 Traffic Circle Policy Task Force. The current update reflects additional recommendations from Public Works staff and community volunteers based on program experience since 2020.

<sup>2</sup> Bay-Friendly Landscape Guidelines from ReScape can be found here: <https://www.rescapeca.org/resources>

Traffic circles with Green Infrastructure<sup>3</sup> will be planted and maintained by the City of Berkeley or their designated representatives to ensure compliance with engineered planting plans to support stormwater quality and system performance. Future green infrastructure installations will be communicated to surrounding residents, including opportunities for community input during design and implementation.

Vegetation Maintenance and Planting activities will be performed according to the Traffic Circle Vegetation Policy and Maintenance Agreement and Resolution 69,194-N.S. from the City of Berkeley. Traffic Circles are in the public right of way and may require traffic control for volunteer safety. Maintenance and planting activities can be performed as part of scheduled volunteer events and on an as needed basis. Additionally, in some Traffic Circles, there is City and other Utility infrastructure including maintenance holes. To avoid any incidental damage to plantings, the 1.5 feet around the maintenance hole should be free of vegetation and crews will need a clear path to walk to the maintenance hole. In addition, prior to planting, volunteers will need to contact 811 to avoid disturbing underground utilities - <https://www.usanorth811.org/>.

### **Ongoing Existing Tree Maintenance:**

All tree work will be performed by City Staff or their contractors. Trees with trunks wider than 20 inches will be evaluated for structural safety every three (3) years. Mature tree canopies will be trimmed to provide a minimum height of 7 feet above the top of the traffic circle planter curb. Tree Limbs that extend beyond the curb will be trimmed to provide a minimum height of 14 feet above the road surface.

Traffic Circles with single tree trunks that are less than 20 inches in width, as measured at the point 4 feet above the ground, do not require any additional traffic calming devices at this time. Single tree trunks wider than 20 inches may be permitted with additional traffic calming measures.

Low branches on young trees and/or flower stalks extending above the 24 inch maximum height above the traffic circle curb shall be permitted as long as the total visual obstruction above 24 inches is no more than 20 inches across the circle. If a tree must be removed from a circle and can be transplanted it shall be transplanted. In any event, the City's policy shall be to place a more location-appropriate tree in the circle where a tree has been removed, if possible.

City of Berkeley will inspect Traffic Circles every six (6) months for compliance with this policy, and will inspect community complaints regarding Traffic Circles within two (2) business days of receipt of complaint.

### **New Trees:**

Planting of new trees will be considered for traffic circles that do not have utility conflicts. In addition, any proposed locations must adhere to the [Tree Planting Location Standards](#). These standards shall be refined over time to be more specific for traffic circle locations. A [Tree Planting Application](#) must be completed and submitted to [adoptaspot@cityofberkeley.info](mailto:adoptaspot@cityofberkeley.info) for initial review before it is forwarded on to Forestry for final review.

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<sup>3</sup> Green Infrastructure requirements referenced in this section are guided by the Alameda County Clean Water Program Technical Guidance, which outlines regional standards for stormwater quality, vegetation selection and maintenance practices. [cleanwaterprogram.org/wp-content/uploads/2025/07/C3TG-8.3-Updated-20250625-full.pdf](https://cleanwaterprogram.org/wp-content/uploads/2025/07/C3TG-8.3-Updated-20250625-full.pdf)



**Volunteer Maintenance and Requirements:**

Landscaped neighborhood traffic circles in Berkeley add beauty, support the environment, and help slow down traffic to make Berkeley a safer place to live. The City will continue to engage existing and new community volunteers to maintain traffic circles. All existing volunteers will be required to register on the Adopt-A-Traffic Circle ArcGIS Hubsite (<https://adopt-a-traffic-circle-berkeley.hub.arcgis.com/>) and sign the Volunteer Agreement and Release from Liability within 30 days of the publication of this plan. All new volunteers must also register on the ArcGIS Hubsite and agree to and sign the Volunteer Agreement and Release before performing any maintenance activities at a traffic circle.

Traffic Circle volunteers will be responsible for caring for the traffic circle vegetation including weeding, pruning and other routine maintenance; being cautious and visible to traffic while in or near the traffic circle; comply with requirements outlined in this document; ensure traffic circle vegetation adheres to sightline requirements; and adopt a traffic circle for at least six months.

Traffic Circles without volunteers will be planted and maintained by the City until volunteers are in place following the Planting Guide.

City will notify volunteers via mail and a courtesy email if corrective action is needed. Volunteers will have seven (7) days<sup>4</sup> from the date on the mailed notification letter from the City to bring the Traffic Circle into compliance. For any questions, the volunteer should email [adoptaspot@cityofberkeley.info](mailto:adoptaspot@cityofberkeley.info). If not corrected, City Staff or their designee will take corrective action to bring the vegetation into compliance, which may include pruning or removal of vegetation that violates this policy.

In keeping with Title 20 of the Berkeley Municipal Code, no signs are permitted in a Traffic Circle with the exception of City authorized traffic control devices signs. Traffic Circle volunteers may move temporary signage to the parking strips adjacent to the Traffic Circle.

Traffic Circles primary function is for traffic calming, and they are not to be used as parks or for any form of recreation.

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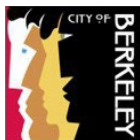
<sup>4</sup> <https://www.codepublishing.com/CA/Berkeley/html/Berkeley12/Berkeley1244/Berkeley1244070.html>



## **Adopt A Spot Traffic Circle Volunteers will:**

1. Call 911 in the event of an emergency or 510-981-5900 for non-emergencies.
2. Work only between sunrise and sunset.
3. Wear appropriate protective clothing that could include: work gloves, eye protection, sturdy closed-toed shoes, and long pants to prevent injury from sharp objects, insect stings, and sunburn.
4. Wear a reflective vest required for working in the public right-of-way. The City will provide one to volunteers.
5. Will not plant vegetation that is not on the recommended list without prior authorization from the City.
6. Will not wear ear buds or headphones while performing maintenance activities.
7. Will not use power tools.
8. Will not pick up sharp objects with bare hands.
9. Will not touch medical or hazardous waste (including hypodermic needles, automotive fluids, unknown fluids and materials). Report hazardous waste in the public right of way to the City of Berkeley Public Works at 510-981-6620.
10. Separate collected materials into recycling, green waste, and garbage cart.
11. Dispose of recycling in your residential blue recycling cart.
12. Dispose of small amounts of trash in your residential grey garbage cart.
13. Larger amounts of trash placed in orange plastic City-issued bags will be picked up by Public Works if requested. Bags will be supplied upon request.
14. Dispose of small amounts of green waste, such as leaves and trimmings, in your residential green cart. Larger amounts of green waste placed in City- issued plant debris bags will be picked up by Public Works. Bags will be supplied upon request.
15. Will always provide adult supervision to any volunteer under the age of 18.
16. Only volunteers who have registered on the ArcGIS Hubsite and completed the Volunteer Agreement and Release from Liability Form are permitted to work in the traffic circle.

Note: The City reserves the right to immediately withdraw support for any volunteer if, at the sole discretion of the City, the volunteer's conduct while participating in volunteer activities on City property or right-of-way is determined to be inconsistent with this Policy or violates any local, state or federal law.



## **Additional City of Berkeley Resources**

### **Tool Lending Library**

- Only Berkeley residents or property owners over 18 may borrow tools available from the Berkeley Public Library, Tarea Hall Pittman South Branch, located at 1901 Russell St.

### **City of Berkeley Free Compost Program**

- The City of Berkeley provides free compost to Berkeley residents. Compost is available for pickup year-round at the Berkeley Marina (subject to availability). Located on the East side of Marina Blvd, just South of the Doubletree Hotel.

### **California Native Plant / Educational Resources Online**

- ReScape California – <https://www.rescapeca.org/resources>
- Calscape California Native Plant Society – <https://calscape.org/>
- Alameda County Clean Water Program – [C3TG-8.3-Updated-20250625-full.pdf](#)



## Suggestions for Traffic Circle Plantings

To support city staff, contractors hired to maintain unadopted circles, and the public, members of the former Traffic Circles Task Force reviewed and culled the original list of suggested plantings for traffic circles. The resulting suggestions below are intended for those circles that the city will plant and maintain or for adopted circles where volunteers might want additional suggestions for plantings that provide valuable habitat for insects and birds.

The plants below are suggestions and do not represent a finite prescriptive list. Volunteers may and can use other plants as long as they adhere to height specifications.

All plants are California natives, often native to our region. They have been selected for height requirements, drought-tolerance, and habitat value. They should thrive in full sun with little- to no-water (once established). All plants were checked to be widely available from local nursery and seed supply resources.

There are three lists of plants: Tier One and Tier Two each have 10 suggestions; Tier Three has 5 suggestions. Each Tier has been formatted to print on a single sheet, double-sided.

In line with urgings from the Audubon Society, the Xerces Society, the National Wildlife Federation, the California Native Plant Society, and other organizations addressing alarming species decline, Tier One plants focus heavily on CA-native butterfly (caterpillar, or “larval”) host plants. These plants are also valuable sources of pollen and nectar for native bees and hummingbirds. Like most insects, caterpillars are host-plant specific. Since caterpillars are the primary food of most baby birds, planting for caterpillars supports birds. Tier Two suggestions are less focused on butterfly host plants and offer plants that provide valuable pollen and nectar sources for native bees and hummingbirds.

Tier Three plants focus on providing resilient, drought-tolerant structure and long-season ecological support. While these species may not serve as primary larval host plants, they supply reliable pollen and nectar resources for a broad range of native bees, hoverflies, butterflies, and other beneficial insects. Their extended bloom periods and adaptability make them valuable for maintaining pollinator activity throughout the year. By supporting adult pollinators and other beneficial insects, Tier Three plants help sustain the broader urban ecosystem, contributing to improved habitat function and overall traffic circle resilience.

**Suggested Plants for Traffic Circles – Tier One (#1-5 of 10)**

|   | Bloom                                                                               | Plant                                            | Scientific Name                                  | Height  | Width | Notes                                                                                                                                                                                                                                                                                             | Wildlife Supported                                                                                        |
|---|-------------------------------------------------------------------------------------|--------------------------------------------------|--------------------------------------------------|---------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| 1 |    | <b>Buckwheat, Coast</b>                          | Eriogonum latifolium                             | 12-20in | 2ft   | Compact mound of softly felted blue grey spoon shaped leaves topped by pale pink 1" clusters of flowers blooming summer into fall. Used for erosion control, drought tolerant. Ground nesting native bees scrape fuzz off leaves to use in nest. Loved by bees, butterflies and many pollinators. | <br>Acmon Blue         |
| 2 |    | <b>Buckwheat, Naked</b>                          | Eriogonum nudum                                  | 12-20in | 2-3ft | Another keystone Buckwheat. Late blooming, short growing. Drought tolerant, attractive to butterflies and bees.                                                                                                                                                                                   | <br>Mormon Metalmark   |
| 3 |    | <b>Buckwheat, Red</b>                            | Eriogonum grande var. rubescens                  | 12-20in | 2-3ft | Another keystone Buckwheat. Late blooming, short growing. Drought tolerant, attractive to butterflies and bees.                                                                                                                                                                                   | <br>Silvery Blue       |
| 4 |   | <b>California Aster, Point Saint George</b>      | Symphyotrichum chilensis, 'Point Saint George'   | 6in     | 2ft   | A low growing vigorous native perennial, reaching up to 6 inches in height and spreading widely. Covered with soft lavender daisies over a long period, summer through fall, often into winter.                                                                                                   | <br>Field Crescent    |
| 5 |  | <b>California Lilac</b> (low growing selections) | ex. Ceanothus hearstiorum - San Simeon Ceanothus | 3-12in  | 6ft   | Many species and varieties, choose low growing selections. Ceanothus hearstiorum is flat growing, with dark green crinkled leaves and 1" deep blue flower clusters in the spring.                                                                                                                 | <br>Pale Swallowtail |

**Photo Credits** (from Calscape.org unless otherwise noted): (1) **Coast Buckwheat** (2013 John Doyen)/**Acmon Blue** (2008 Ron Wolf); (2) **Naked Buckwheat** (2016 Steve Matson)/**Mormon Metalmark** (Bill Bouton); (3) **Red Buckwheat** (2006 Steve Matson)/**Silvery Blue** (2014 Ron Wolf); (4) **Aster** (2007 Neal Kramer)/**Field Crescent** (Willem9); (5) **Ceanothus** (2007 Stan Shebs)/**Pale Swallowtail** (2013 Ron Wolf)

**Suggested Plants for Traffic Circles – Tier One (#6-10 of 10)**

|    | Bloom                                                                               | Plant                                                                           | Scientific Name                                                                                                          | Height  | Width | Notes                                                                                                                                                                                                                                                                                                              | Wildlife Supported                                                                                      |
|----|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|---------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| 6  |    | <b>California Native Bunch Grasses</b><br>(ex. Creeping Red Fescue, Blue Grama) | ex. Festuca rubra (Molate Pt), Bouteloua gracilis                                                                        | 1-2ft   | 2-3ft | CA native and non-native grasses support a wide variety of Skipper butterflies (e.g. Umber Skipper, Fiery Skipper, Rural Skipper, and many more). In urban areas mostly on Bermuda Grass.                                                                                                                          | <br>Umber Skipper    |
| 7  |    | <b>Gumweed</b>                                                                  | Grindelia stricta var. platyphylla                                                                                       | 1-1.6ft | 1-2ft | Low herbaceous perennial, 2" sunny yellow daisies, summer to fall. Drought tolerant, but best with some summer water. Valuable pollen and nectar source.                                                                                                                                                           | <br>Native Bees      |
| 8  |    | <b>Lippia</b>                                                                   | Lippia nodiflora                                                                                                         | 1-4in   | 2ft   | Evergreen perennial flat groundcover. 1/2" flower clusters like tiny lantana in pink and white. Host for Buckeye Butterfly. Attractive to pollinators.                                                                                                                                                             | <br>Common Buckeye   |
| 9  |   | <b>Lupine, dwarf</b>                                                            | Lupinus nanus, Lupinus bicolor (or any short lupine)                                                                     | 12-18in | 1ft   | Also called "Sky Lupine". Annual wildflower that turns California fields blue in the spring. Reseeds. Seeds need moisture to germinate, available at Larners Seeds                                                                                                                                                 | <br>Gray Hairstreak |
| 10 |  | <b>Manzanita</b>                                                                | Low growing selections (exs. Arctostaphylos 'Emerald Carpet', Arctostaphylos edmundsii 'Carmel Sur', see Notes for more) | 6-12in  | 6ft   | Low tidy evergreen groundcovers that are drought tolerant with pink to white small urn shaped flowers winter into spring provide bees with nectar early in season. Edible red berries good for migrating birds. Low growing selections (Low growing: Arctostaphylos uva ursi 'Point Reyes'- Point Reyes Bearberry) | <br>Bumble Bee     |

**Photo Credits** (from *Calscape.org* unless otherwise noted): ; (6) **California Red Fescue** (2018 Robert Steers/NPS)/**Umber Skipper** (2011 Ron Wolf); (7) **Gumweed** (2008 Stickpen)/**Dianthidium** (Rusty Burlew, honeybeesuite.com); (8) **Lippia** (2013 Ron Wolf)/**Buckeye** (2015 Gary McDonald); (9) **Lupine** (Lynn Watson)/**Gray Hairstreak** (2014 Ron Wolf); (10) **Manzanita** (2006 Steve Matson)/**Bombus vosnesenskii** (LasPalitas Nursery)



**Suggested Plants for Traffic Circles – Tier Two (#11-15 of 20)**

|    | Bloom                                                                               | Plant                        | Scientific Name                                                                                          | Height  | Width | Notes                                                                                                                                                                                                                            | Wildlife Supported                                                                                          |
|----|-------------------------------------------------------------------------------------|------------------------------|----------------------------------------------------------------------------------------------------------|---------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| 11 |    | <b>Bush Monkey Flower</b>    | Mimulus aurantiacus                                                                                      | 2-3ft   | 3ft   | Very drought tolerant. No water once established. Copious blooms. Hummingbirds attracted. Tends to lean but may need some pruning to keep low growing. Pinch to encourage more compact growth.                                   | <br>Variable Checkerspot |
| 12 |    | <b>California Fuchsia</b>    | Zauschneria or Epilobium canum. (Use Low growing selections, such as 'Everett's Choice' or 'Cloverdale') | 1-2ft   | 2-3ft | Fine textured gray green to silver leaves, mounding habit and bright red orange tubular flowers in clusters later summer into fall. Can be winter deciduous. Best hummingbird attracting plant. Drought tolerant.                | <br>Allen's Hummingbird  |
| 13 |    | <b>California Poppy</b>      | Eschscholzia californica                                                                                 | 1-1.5ft | 1ft   | Perennial grown as Annual. Reseeds. Start from seeds or plants. The state flower of California. Mainstay pollen source for many native bees.                                                                                     | <br>Bumble Bee           |
| 14 |   | <b>Checkerbloom</b>          | Sidalcea malviflora                                                                                      | 2ft     | 1ft   | Perennial wildflower. Dense low 6" mound of small round scalloped leaves, 12-20" spikes of bright to dark pink 1" flowers in spring. Native larval host plant for Westcoast Lady Butterfly.                                      | <br>West Coast Lady     |
| 15 |  | <b>Daisy, Wayne Roderick</b> | Erigeron glaucus 'Wayne Roderick'                                                                        | 1ft     | 1-2ft | Pollen and Nectar source for bees. Profusion of 2" lavender daisies with golden centers, easy tough and reliably perennial. Long blooming Spring to Fall with some deadheading. Drought tolerant. Better with some summer water. | <br>Sweat Bee          |

**Photo Credits** (from Calscape.org unless otherwise noted): (11) **Monkeyflower** (2017 Margo Bors)/**Variable Checkerspot** (2017 Gary McDonald); (12) **Fuchsia** (2015 Steve Matson)/**Allen's Hummingbird** (ca.audubon.org); (13) **Poppy** (2012 Gary McDonald)/**Yellow-faced Bumble Bee** (Sean McCann, ibycter.com); (14) **Checkerbloom** (2010 Gary A. Monroe)/**West Coast Lady** (David Hofmann); (15) **Daisy Wayne Roderick** (2010 Calscape)/**Sweat Bee** (Kathy Keatley Garvey, homeorchard.ucanr.edu)

**Suggested Plants for Traffic Circles – Tier Two (#16-20 of 20)**

|    | Bloom                                                                               | Plant                         | Scientific Name                                            | Height  | Width | Notes                                                                                                                                                                                                                                                   | Wildlife Supported                                                                                        |
|----|-------------------------------------------------------------------------------------|-------------------------------|------------------------------------------------------------|---------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| 16 |    | <b>Farewell-to-Spring</b>     | ex. <i>Clarkia amoena</i> ,<br><i>Clarkia williamsonii</i> | 1-2ft   | 12in  | Magenta, lavender, pink silky cup shaped flowers in late Spring into Summer. Annual that actively reseeds. Needs good drainage. Appreciates a little supplemental water.                                                                                | <br>Leafcutter Bee     |
| 17 |    | <b>Bee's Bliss Sage</b>       | <i>Salvia</i> x. Bee's Bliss                               | 1-2ft   | 6-8t  | A beautiful hybrid sage. Excellent ground cover and habitat plant. Grows to around 2 feet high and 6-8 feet wide. Handsome gray foliage topped with a profusion of lavender flowers. A bee and hummingbird favorite. Drought tolerant once established. | <br>Anna's Hummingbird |
| 18 |    | <b>Phacelia, Bolander's</b>   | <i>Phacelia bolanderi</i>                                  | 1-1.5ft | 0.5ft | Papery inch wide lavender flowers that bloom later than others, late spring thru summer. Perennial groundcover, appreciates some summer water and some shade. Bee pollen and nectar source.                                                             | <br>Mason Bee          |
| 19 |   | <b>Phacelia, Great Valley</b> | <i>Phacelia ciliata</i>                                    | 4-18in  | 16in  | Beautiful self-sowing annual. Clusters of cupped lavender blue flowers over ferny foliage. Good for bees.                                                                                                                                               | <br>Membrane Bee      |
| 20 |  | <b>Western Yarrow</b>         | <i>Achillea millefolium</i>                                | 1-3ft   | 1-2ft | Choose low growing cultivars. Usually a low spreading ferny leaved perennial with 3-4" clusters of white to pink flowers. Usually full sun, edge of shade under oaks. Attractive to pollinators. Will need pruning if growth gets too high.             | <br>Long-Horned Bee  |

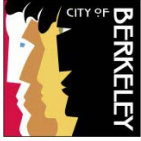
**Photo Credits** (from *Calscape.org* unless otherwise noted): (16) **Clarkia** (2017 John Doyen)/**Leafcutter Bee** (2014 Linda Dahlbert, bugguide.net); (17) **Bee's Bliss Sage** (calfloranursery.com)/**Anna's Hummingbird** (Bob Gunderson, goldengateaudubon.org); (18) **Bolander's Phacelia** (2010 Stickpen)/**Mason Bee** (progardentips.com); (19) **Great valley Phacelia** (2006 Steve Matson)/**Membrane Bee** (Colletidae; planetbee.org); (20) **Yarrow** (2009 H. Zell)/**Long-horned Bee** (Melissodes, laspilitas.com)



## Suggested Plants for Traffic Circles – Tier Three (#21-25 of 25)

|    | Bloom                                                                               | Plant              | Scientific Name       | Height | Width  | Notes                                                                                                                                                                                                                                                                         | Wildlife Supported                                                                                       |
|----|-------------------------------------------------------------------------------------|--------------------|-----------------------|--------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| 21 |    | Elegant Clarkia    | Clarkia unguiculata   | 1-3ft  | 3ft    | Annual wildflower with tall, delicate stems and pink blooms that attract bees, butterflies, and moths. It flowers in summer when many other wildflowers are spent, providing an important seasonal food source. It readily self-sows and creates a soft, meadow-like display. | <br>Leafcutter Bee    |
| 22 |    | Seaside Daisy      | Erigeron glaucus      | 1-2ft  | 1-2ft  | Sturdy, low-growing plant with very low water needs once established. When planted inland, some supplemental water is beneficial. Place in sunny areas as a groundcover or as part of a pollinator garden where it has room to spread.                                        | <br>Sweat Bee         |
| 23 |    | Common Tidy Tips   | Layia platyglossa     | 6-24in | 6-24in | Its daisy-like flowers are attractive, making it a popular garden ornamental and ingredient in commercial wildflower seed mixes. It is especially attractive when massed and combined with other wildflowers                                                                  | <br>Native Bee        |
| 24 |   | Baby Blue Eyes     | Nemophila menziesii   | 6in    | 6in    | Annual spring-blooming wildflower that gets its name from the bright blue flowers of two of the three varieties that are recognized. Easy to grow from seed along with other annuals.                                                                                         | <br>Pyrausta Bee     |
| 25 |  | Creeping Snowberry | Symphoricarpos mollis | 1-3ft  | 1-2ft  | The shrub does well in warm climates and can tolerate both intense sun and constant shade. It is a plant of chaparral ecosystems, especially along coastlines.                                                                                                                | <br>Long-Horned Bee |

**Photo Credits** (from *Calscape.org* unless otherwise noted): (21) **Clarkia** (2008 Ron Wolf)/**Leafcutter Bee** (2014 Linda Dahlbert, bugguide.net); (22) **Seaside Daisy** (2010 Calscape)/**Sweat Bee** (Kathy Keatley Garvey, homeorchard.ucanr.edu); (23) **Layia platyglossa** (2010 Calscape); (24) **Nemophila menziesii** (2015 Keir Morse); (25) **Symphoricarpos mollis** (2014 Neal Kramer)



## Quick-Reference Guide for Adopt-A-Traffic Circle Volunteers for Invasive Grasses & Plants in Traffic Circles.

### 1. Black Mustard (*Brassica nigra*)

Early germinating annual that forms dense stands; displaces native wildflowers and increases fire risk.

Action: Pull before seed set; bag all material.



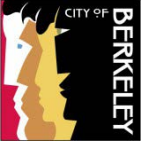
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### 2. Jubata Grass (*Cortaderia jubata*)

Tall plume grass produces over 100,000 wind-dispersed seeds.

Action: Dig out the entire root crown; remove flowering plumes immediately.





3. Iceplant (*Carpobrotus edulis*)

Coastal groundcover that forms thick mats, alters soil chemistry, and smothers natives.

Action: Uproot mats completely; allow to dry off-ground before binning.



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4. French Broom (*Genista monspessulana*)

Woody shrub forming dense thickets; seeds persist for decades.

Action: Cut at base before bloom; bag pods; monitor for regrowth.



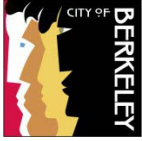
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5. Fountain Grass (*Pennisetum setaceum*)

Ornamental grass turned invasive; promotes wildfire spread.

Action: Remove entire clump, including roots; monitor for resprouting.





6. Bermuda Buttercup / Sourgrass (*Oxalis pes-caprae*)

Winter-blooming yellow flowers that spreads by bulbils.

Action: Dig bulbs when soil is moist; avoid breaking bulb fragments.



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7. Wild Oats (*Avena fatua*)

Common roadside annual grass displacing native species.

Action: Hand-pull or mow before seed heads mature.



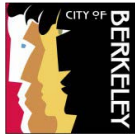
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8. English Ivy (*Hedera helix*)

Climbing vine that smothers trees and walls, harming bark and branches.

Action: Cut vines at base; peel gently; remove berries to prevent spread.





9. Periwinkle (*Vinca* ma

Shade-tolerant groundcover that quickly spreads and suppresses native plants.

Action: Pull or sheet-mulch; repeat to exhaust roots.



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10. Grey Sedge (*Carex divulsa*) — Often mislabeled as “Berkeley sedge”

Non-native Eurasian sedge naturalized in California.

Action: Replace with native *Carex tumulicola*.







Public Works - Transportation Division  
Oct 2012

## Traffic Circle – Planting Policy

There are two main criteria used as the basis for what landscaping is permitted in traffic circles in the City of Berkeley. Foremost, the circles are and must continue to serve as a device to appropriately guide traffic. The planting and maintenance of traffic circles and traffic islands will be handled by neighborhood volunteers with oversight by Public Works Engineering and Traffic Divisions. Volunteer landscaping will be allowed based on the premise that it would not impact the limited resources for City staff. It is important to recognize that the primary purpose of traffic islands remains traffic control, and any beautification is incidental to and should not interfere with that purpose.

To serve as an appropriate device for guiding traffic the circles must not contain anything that would impede line of sight for and between vehicles and/or pedestrians, nor anything that would likely cause unnecessary harm to the occupants of a vehicle that might leave the road at these locations. The following criteria are to be used:

- A. To preserve adequate visibility, there shall be no vegetation that exceeds two feet in height as measured from the top of the curb on the island. Any vegetation exceeding this height shall be removed or cut back below two feet within two weeks of notice by the City.
- B. There shall be no boulders or other large/fixed object(s) with the intent or potential to abruptly stop the motion of a vehicle leaving the road and entering the traffic island.
- C. Objects to gradually slow the motion of a vehicle or absorb and dissipate the energy of a crash are acceptable, but only if specifically approved in advance by Traffic engineering staff and installed according to applicable standards and specifications. Such objects include crash barrels or guard rails with breakaway posts.

Volunteer installed and maintained landscaping will be allowed as follows:

1. Only plants from the approved list below may be planted or allowed to remain in traffic circles. The following plants were selected by Landscape Maintenance staff as appropriate for traffic circles and islands as they are not expected to exceed two feet in height:
  - a. #5 Ceanothus variety Anchor bay (height 18", 6' spread)
  - b. #8 Cotoneaster variety Adpressus praecox (height 18", 6' spread)

- c. #18 Trailing lantana (height 24", 2-3' spread)
  - d. #25 Creeping rosemary (height 8 – 18", 4' spread)
  - e. #27 Black sage (height 12 – 24", 4 – 6' spread)
  - f. #28 Creeping sage (height 8 – 12", 3 -4' spread)
2. Planting and watering are the sole responsibility and expense of the neighborhood volunteers.
- a. The City has no budget to purchase plants for traffic circles. Neighborhood volunteers may purchase plants at their own expense from the list above.
  - b. There is no irrigation within the circles. Water may be delivered or supplied by hoses run from private properties. Any hoses may not cross traffic lanes and must be attended at all times.
3. Prior to any landscaping being installed a member of the public involved in that activity must be designated as the responsible contact person and added to the list maintained by Engineering Division staff. Contact information shall include name, address, phone number, and e-mail address (if available). An alternate contact person may also be provided.
- a. The designated contact person shall sign a document acknowledging the criteria under which the landscaping is being allowed and the rules for maintaining it.
  - b. Any noncompliance with the landscape maintenance policies established herein will be communicated to the designated contact person and/or their designated alternate if any.
  - c. Repeated failure to maintain landscaping according to the visibility requirements after proper notice to the designated contact person(s) may result in removal of the vegetation and replacement of the soil with hardscape materials at the discretion of the Public Works Department.

\*\*\*\*\*



## City of Berkeley – Public Works

### 2020 Traffic Circle Vegetation Policy and Maintenance Plan

*Based on Resolution 69,164-N.S. and the Annotated Agenda of the Special Meeting of the Berkeley City Council on 11/12/2019<sup>1</sup>, and replaces the 2012 Traffic Circle Planting Policy*

**The purpose of this new policy is to identify the appropriate type of vegetation and its maintenance for traffic circles that provide traffic calming, beautification, environmental, and other benefits while maintaining pedestrian safety.** The goal of this policy is to develop guidelines ensuring that traffic circle vegetation and trees are maintained to conform to safety standards to promote visibility and enhance neighborhood safety. This policy will be reviewed every five (5) years.

#### Ongoing Vegetation Maintenance:

Vegetation shall be maintained to not exceed a maximum height of 24 inches from the top of the traffic circle planter curb.

Vegetation Maintenance includes:

- Weeding
- Debris and trash removal
- Pruning to maintain 24" height

#### New Vegetation Plantings:

Traffic Circle plantings should be durable, diverse, and attractive. New plantings must be drought-tolerant and fully grown be 24 inches or less above the traffic circle curb. Good examples are plants from California and other Mediterranean climates around the world. Plantings should conform to Bay-Friendly Landscape Guidelines<sup>2</sup> and support pollinators. Plantings with spines or thorns (e.g. cacti), vegetables, or fruits are not permitted. Hoses are considered a trip hazard and a road hazard, and are not permitted for irrigation of traffic circles. No use of pesticides or herbicides will be allowed for maintenance.

Traffic circles should be planted with consideration of sightlines and vegetation size and shape at maturity. In addition, a simple Planting Guide for native and pollinator friendly plants was created by the Traffic Circle Task Force. Plants that are on the Planting Guide do not require submittal of a plant list for approval. New proposed Planting List must be submitted to [adoptaspot@cityofberkeley.info](mailto:adoptaspot@cityofberkeley.info) for review and approval when significant revegetation of an existing traffic circle is proposed.

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<sup>1</sup> The adopted resolution was based on community input gathered before and as part of the Traffic Circle Policy Task Force who met regularly from June 2019 through November 2019 and included subcommittees on Vegetation, Operation and Maintenance, and Policy Alignment.

<sup>2</sup> Bay-Friendly Landscape Guidelines from ReScape can be found here: <https://rescapeca.org/resources/for-community-leaders-landscape-professionals/landscape-standards/>



Traffic circles with Green Infrastructure<sup>3</sup> will be planted and maintained by the City of Berkeley or their designated representatives to ensure compliance with engineered planting plans to support water quality. Future green infrastructure installations will be communicated to the neighboring community with opportunities for community input.

Vegetation Maintenance and Planting activities will be performed according to the Traffic Circle Vegetation Policy and Maintenance Agreement and Resolution 69,194-N.S. from the City of Berkeley. Traffic Circles are in the public right of way and may require traffic control for volunteer safety. Maintenance and planting activities can be performed as part of scheduled volunteer events and on an as needed basis. Additionally, in some Traffic Circles, there is City and other Utility infrastructure including maintenance holes. To avoid any incidental damage to plantings, the 1.5 feet around the maintenance hole should be free of vegetation and crews will need a clear path to walk to the maintenance hole. In addition, prior to planting, volunteers will need to contact 811 to avoid disturbing underground utilities - <https://www.usanorth811.org/>.

#### **Ongoing Existing Tree Maintenance:**

All tree work will be performed by City Staff or their contractors. Trees with trunks wider than 20 inches will be evaluated for structural safety every three (3) years. Mature tree canopies will be trimmed to provide a minimum height of 7 feet above the top of the traffic circle planter curb. Tree Limbs that extend beyond the curb will be trimmed to provide a minimum height of 14 feet above the road surface.

Traffic Circles with single tree trunks that are less than 20 inches in width, as measured at the point 4 feet above the ground, do not require any additional traffic calming devices at this time. Single tree trunks wider than 20 inches may be permitted with additional traffic calming measures.

Low branches on young trees and/or flower stalks extending above the 24 inch maximum height above the traffic circle curb shall be permitted as long as the total visual obstruction above 24 inches is no more than 20 inches across the circle. If a tree must be removed from a circle and can be transplanted it shall be transplanted. In any event, the City's policy shall be to place a more location-appropriate tree in the circle where a tree has been removed, if possible.

City of Berkeley will inspect Traffic Circles every six (6) months for compliance with this policy, and will inspect community complaints regarding Traffic Circles within two (2) business days of receipt of complaint.

#### **New Trees:**

Planting of new trees will be considered for traffic circles that do not have utility conflicts. In addition, any proposed locations must adhere to the [Tree Planting Location Standards](#). These standards shall be refined over time to be more specific for traffic circle locations. A [Tree Planting Application](#) must be completed and submitted to [adoptaspot@cityofberkeley.info](mailto:adoptaspot@cityofberkeley.info) for initial review before it is forwarded on to Forestry for final review.

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<sup>3</sup> Green Infrastructure maintenance and planting guidelines are identified in the City's Green Infrastructure Plan as required by the City's Municipal Regional Stormwater Permit. [https://www.cityofberkeley.info/Clerk/City\\_Council/2019/06\\_June/Documents/2019-06-18\\_WS\\_Item\\_01\\_City\\_of\\_Berkeley\\_Green\\_Infrastructure\\_pdf.aspx](https://www.cityofberkeley.info/Clerk/City_Council/2019/06_June/Documents/2019-06-18_WS_Item_01_City_of_Berkeley_Green_Infrastructure_pdf.aspx)

**Volunteer Maintenance and Requirements:**

Landscaped neighborhood traffic circles in Berkeley add beauty, support the environment, and help slow down traffic to make Berkeley a safer place to live. The City wants to continue to engage existing and new community volunteers to maintain traffic circles. All existing volunteers will be required to sign a Volunteer Agreement and Release from Liability within 30 days from publication of this plan and submit to [adoptaspot@cityofberkeley.info](mailto:adoptaspot@cityofberkeley.info) . All new volunteers will also be required to sign the volunteer agreement and release before performing any maintenance activities at a traffic circle.

Traffic Circle volunteers will be responsible for caring for the traffic circle vegetation including weeding, pruning and other routine maintenance; being cautious and visible to traffic while in or near the traffic circle; comply with requirements outlined in this document; ensure traffic circle vegetation adheres to sightline requirements; and adopt a traffic circle for at least six months.

Traffic Circles without volunteers will be planted and maintained by the City until volunteers are in place following the Planting Guide.

City will notify volunteers via mail and a courtesy email if corrective action is needed. Volunteers will have seven (7) days<sup>4</sup> from the date on the mailed notification letter from the City to bring the Traffic Circle into compliance. For any questions, the volunteer should email [adoptaspot@cityofberkeley.info](mailto:adoptaspot@cityofberkeley.info) . If not corrected, City Staff or their designee will take corrective action to bring the vegetation into compliance, which may include pruning or removal of vegetation that violates this policy.

In keeping with Title 20 of the Berkeley Municipal Code, no signs are permitted in a Traffic Circle with the exception of City authorized traffic control devices signs. Traffic Circle volunteers may move temporary signage to the parking strips adjacent to the Traffic Circle.

Traffic Circles primary function is for traffic calming, and they are not to be used as parks or for any form of recreation.

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<sup>4</sup> <https://www.codepublishing.com/CA/Berkeley/html/Berkeley12/Berkeley1244/Berkeley1244070.html>

**Adopt a Spot Traffic Circle Volunteers will:**

- Call 911 in the event of an emergency or 510-981-5900 for non-emergencies.
- Work only between sunrise and sunset.
- Wear appropriate protective clothing that could include: work gloves, eye protection, sturdy closed toed shoes, and long pants to prevent injury from sharp objects, insect stings, and sunburn.
- Wear a reflective vest required for working in the public right-of-way. The City will provide one to volunteers if requested.
- Will not plant vegetation that is not on the recommended list without prior authorization from the City.
- Will not wear ear buds or headphones while performing maintenance activities.
- Will not use power tools.
- Will not pick up sharp objects with bare hands.
- Will not touch medical or hazardous waste (including hypodermic needles, automotive fluids, unknown fluids and materials). Report hazardous waste in the public right of way to the City of Berkeley Public Works at 510-981-6620.
- Separate collected materials into recycling, green waste, and garbage cart.
- Dispose of recycling in your residential blue recycling cart or agreed upon cart.
- Dispose of small amounts of trash in your residential grey garbage cart or agreed upon cart.
- Larger amounts of trash placed in orange plastic City-issued bags will be picked up by Public Works if requested. Bags will be supplied upon request.
- Dispose of small amounts of green waste, such as leaves and trimmings, in your residential green cart or agreed upon cart. Larger amounts of green waste placed in City-issued paper bags will be picked up by Public Works. Bags will be supplied upon request.
- Will provide adult supervision at all times to any volunteer under the age of 18.
- Individuals who have not signed a volunteer agreement are prohibited from the Traffic Circle.

Note: The City reserves the right to immediately withdraw support for any volunteer if, at the sole discretion of the City, the volunteer's conduct while participating in volunteer activities on City property or right-of-way is determined to be inconsistent with this Policy or violates any local, state or federal law.





CONSENT CALENDAR  
February 24, 2026

To: Honorable Members of the City Council

From: Mayor Adena Ishii (Author), Councilmember Terry Taplin (Co-Sponsor)

Subject: Waterside Workshops Community Spring Fling: Relinquishment of Council Office Budget Funds to General Fund and Grant of Such Fund

RECOMMENDATION

Adopt a Resolution approving the expenditure of an amount not to exceed \$500 per Councilmember including \$250 from Mayor Ishii and \$250 from Councilmember Taplin to the Waterside Workshops for the Community Spring Fling with funds relinquished to the City's general fund for this purpose from the discretionary Council Office Budgets of Mayor Ishii and any other Councilmembers who would like to contribute.

BACKGROUND

Established in 2007, Waterside Workshops is a non-profit community organization that engages youth and the community through hands-on learning in bicycle mechanics, wooden boatbuilding, and outdoor education. Waterside Workshops serves over 300 youth every year, offering a safe and supportive environment where they can learn and practice core job skills under the supervision of experienced, caring professionals.

On March 14, 2026, Waterside Workshops will be hosting its Community Spring Fling to officially launch the Street Level Cycling Club and highlight its programs & workshops. At this "season opener", current and former Waterside youth interns, community partners, families and friends will gather in celebration.

FINANCIAL IMPLICATIONS

No General Fund impact; \$250 is available from Mayor Ishii's and \$250 from Councilmember Taplin's budget discretionary accounts.

ENVIRONMENTAL SUSTAINABILITY

There are no environmental impacts associated with the recommendations in this report.

CONTACT PERSON

Mayor Adena Ishii

510-981-7100

Attachments: Resolution for Council Expenditures

RESOLUTION NO. ##,###-N.S.

AUTHORIZING THE EXPENDITURE OF DISCRETIONARY FUNDS FROM THE OFFICE EXPENSE ACCOUNTS OF THE MAYOR AND COUNCILMEMBERS FOR A GRANT TO PROVIDE PUBLIC SERVICES FOR A MUNICIPAL PUBLIC PURPOSE

WHEREAS, Mayor Adena Ishii has funds in her office discretionary account; and

WHEREAS, a California non-profit tax-exempt corporation, Waterside Workshops, seeks funds from the City of Berkeley not to exceed \$500 per Councilmember, including the amount of \$250 from the office of Mayor Adena Ishii to the Community Spring Fling; and

WHEREAS, this event will serve as a “season opener” to celebrate the official launch of Waterside Workshop’s Street Level Cycling Club and celebrate their programs & other workshops; and

WHEREAS, Waterside Workshops works in collaboration with schools and other partner organizations in Berkeley, helping youth grow into skilled, confident, and autonomous leaders; and

WHEREAS, Waterside Workshops continues to serve as a resource for youth by providing a variety of resources meant to offer essential job skills, and build community support.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that funds relinquished by the Mayor and Councilmembers from their Council Office Budget up to \$500 per office shall be granted to Waterside Workshops to fund the following service of offering youth development opportunities to students in Berkeley through their spring kick-off celebration.





**BEN BARTLETT**

CITY COUNCILMEMBER, DISTRICT 3

CONSENT CALENDAR

February 24, 2026

To: Honorable Mayor and Members of the City Council

From: Councilmember Ben Bartlett (Author)

Subject: Relinquishment of Council Office Budget Funds to Support the Berkeley Unified School District Historical Study

RECOMMENDATION:

Adopt a Resolution approving the expenditure of funds, including \$500 from the discretionary Council office budget of Councilmember Ben Bartlett, to support the Berkeley Unified School District Historical Study. The funds will be relinquished to the City's General Fund from the discretionary Council office budget of Councilmember Ben Bartlett and the discretionary Council office budgets of any other Councilmembers who wish to contribute, and granted to the National Institute for Criminal Justice Reform, which is serving as fiscal sponsor for the study.

BACKGROUND:

In recent years, jurisdictions across the country have undertaken historical studies and truth-telling efforts to better understand how past public policies and institutional decisions contributed to racial inequities and ongoing disparities. These efforts are increasingly recognized as a necessary foundation for informed, defensible reparations-related policymaking.

In Berkeley, this work is at a critical juncture. The Berkeley Unified School District completed a Reparations Task Force process in 2024, which articulated the need for reparative action affecting Descendants, defined as individuals who are descendants of persons enslaved in the United States. The District is now moving from recommendations to implementation and requires a rigorous, well-documented historical record to inform policy decisions, resource allocation, and program design.

The Berkeley Unified School District Historical Study is designed to document how the District functioned both as a site of direct discrimination, through educational decisions and actions, and as an institution shaped by discriminatory municipal policies, including housing segregation, redlining, and land-use decisions. The study integrates archival research, quantitative data, and community testimony and will produce public-facing materials intended for use by district leadership, the Board of Education, policymakers, and the community.

Council office discretionary funds may be used to support this work because it serves a

clear municipal public purpose: advancing public understanding of local history, informing education and equity policy, and supporting transparent, evidence-based decision-making that affects Berkeley residents. In addition, the Historical Study will generate a research framework and set of practices that the City of Berkeley may leverage in the future to inform its own historical study or reparations-related work.

ENVIRONMENTAL SUSTAINABILITY:

No negative impact.

FISCAL IMPACTS OF RECOMMENDATION

No General Fund impact; \$500 is available from the discretionary council office budget of Councilmember Ben Bartlett.

CONTACT PERSON:

Councilmember Ben Bartlett  
James Chang  
Artemisia Ace

bbartlett@cityofberkeley.info  
jchang@cityofberkeley.info  
aspencermace@cityofberkeley.info

ATTACHMENT:

1. Resolution

RESOLUTION NO. ##,###-N.S.

AUTHORIZE THE EXPENDITURE OF SURPLUS FUNDS FROM THE OFFICE EXPENSE ACCOUNTS OF THE MAYOR AND COUNCIL MEMBERS FOR A DONATION TO THE NATIONAL INSTITUTE FOR CRIMINAL JUSTICE REFORM TO SUPPORT THE BERKELEY UNIFIED SCHOOL DISTRICT HISTORICAL STUDY.

**WHEREAS**, Councilmember Ben Bartlett has surplus funds in his office expenditure account; and

**WHEREAS**, the National Institute for Criminal Justice Reform will receive funds in the amount of \$500 from Councilmember Ben Bartlett's office expenditure account; and

**WHEREAS**, the National Institute for Criminal Justice Reform, through the students and researchers leading this effort, will support the Berkeley Unified School District Historical Study in documenting the District's role in direct educational discrimination, as well as the ways in which the District was shaped by discriminatory municipal policies; and

**WHEREAS**, the provisions of such a study would fulfill the municipal public purpose of providing community members with a framework of educational tools and practices that the City of Berkeley may use in the future to inform its own historical study or reparations-related work;

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Berkeley that funds relinquished by the Mayor and Councilmembers from their office budgets, of an amount to be determined by each Councilmember, shall be granted to the National Institute for Criminal Justice Reform for the purpose of supporting the Berkeley Unified School District Historical Study.





Igor Tregub  
Councilmember, District 4

CONSENT CALENDAR  
FEBRUARY 24, 2026

To: Honorable Mayor and Members of the City Council

From: Councilmembers Igor Tregub (Author), Ben Bartlett (Co-Sponsor), Terry Taplin (Co-Sponsor)

Subject: Referral to City Manager and City Attorney: Removing On-Site Manager Exemption Loophole for Certain Multi-Family Properties that are Adjacent and/or Share the Same Common Area

**RECOMMENDATION**

Refer to the City Manager and City Attorney a proposal related to the removal of an on-site manager exemption loophole, which is currently used by certain Berkeley properties to circumvent California Code Regulation, Title 25, Paragraph 42, for certain multi-family properties that are adjacent and/or share the same common area. If the recommended regulation is enacted, it is the intent of the referral to apply it to subject properties in a prospective manner that ensures that the rights of sitting tenants continue to be fully protected (i.e., a fully occupied property will not be required to rent to an on-site manager until at least one unit becomes vacant in accordance to all applicable state and local laws governing good cause eviction protections). The referral further requests that the 4 x 4 Committee discuss and provide recommendations as to:

- Any parameters that may limit the scope of this referral, including but not limited to situations in which one or more of the subject properties are owned by limited liability corporations (LLCs) and/or owners that own multiple other properties in Berkeley, California and/or beyond, with a total number of units or properties under ownership to be determined;
- Any exemptions to the on-site manager requirement for certain circumstances, such as for hardship of the property owner and/or LLC and/or other circumstances in which the interest of justice may supersede the public interest of this requirement; and
- Any other provisions pertinent to the efficient, just, and fair administration of the recommended regulation.

#### **4x4 COMMITTEE RECOMMENDATION**

The item was previously referred to the 4x4 Joint Committee on Housing of the Berkeley City Council and Rent Stabilization Board. On January 23, 2026, the committee took the following action:

M/S/C (Alpert/Blackaby) Motion to make a positive qualified recommendation with the following qualifications: 1. keep current enforcement measures, 2. and to acquire more information on financial implications. Roll call vote. YES: Blackaby, Lunaparra, Tregub, Alpert, Johnson, Marrero, Twu; NO: None; ABSTAIN: None; ABSENT: Bartlett. Carried: 7-0-0-1.

#### **POLICY COMMITTEE RECOMMENDATION**

On February 2, 2026, the Land Use, Housing, and Economic Development Committee adopted the following action:

M/S/C (Tregub/Lunaparra) to send the item to the City Council with a qualified positive recommendation with the following amendments: 1. Reflect in the recommendation that the item is a referral to the City Manager and the City Attorney. 2. Clarify that the Rent Board's administration of the program is unchanged from the existing arrangement. 3. Provide additional information regarding the budgetary implications and how many properties are affected.  
Vote: Ayes – Tregub, Lunaparra; Noes – None; Abstain – None; Absent – Bartlett (recused).

#### **FINANCIAL IMPLICATIONS**

Financial implications may include staff time associated with writing and reviewing, the recommended language. Based on discussions at the 4x4 Joint Committee on Housing of the Berkeley City Council and Rent Stabilization Board, it is likely that existing enforcement mechanisms through the Rent Stabilization Board can be employed on a complaint-driven basis and that the number of Berkeley properties that may currently benefit from the on-site property manager loophole is quite small in number. As such, these financial implications are likely to be limited and cost-contained. The Rent Stabilization Board can enforce the proposed provision as part of its existing enforcement program.

#### **CURRENT SITUATION AND ITS EFFECTS**

California Code Regulation, Title 25, Paragraph 42 (CCR 25 ¶42) includes the following requirements (germane language is emphasized in **bold**):

**“A manager, janitor, housekeeper, or other responsible person shall reside upon the premises and shall have charge of every apartment house in which there are 16 or more apartments,** and of every hotel in which there are 12 or more guest rooms,

**in the event that the owner of an apartment house or hotel does not reside upon said premises. Only one caretaker would be required for all structures under one ownership and on one contiguous parcel of land. If the owner does not reside upon the premises of any apartment house in which there are more than four but less than 16 apartments, a notice stating the owner's name and address, or the name and address of the owner's agent in charge of the apartment house, shall be posted in a conspicuous place on the premises.”<sup>1</sup>**

Over the past several months, it has come to our attention that at several contiguous properties in Berkeley have, in total, over 16 apartments but fulfill neither the on-site “manager, janitor, housekeeper, or other responsible person” nor the “notice stating the owner’s name and address” requirement. The properties in question share an entrance, common area space, and required amenities such as garbage and recycling collection and appear to have been part of a single parcel that was, somewhere over the course of their operation as apartment buildings, subdivided into separate parcels such that, individually, the number of apartment units on each parcel numbered less than sixteen (“16”).

It is the intent of this referral to explore local pathways to close this loophole and ensure that the integrity of CCR 25 ¶42 is restored in the face of efforts to subdivide a parcel with contiguous multifamily rental properties or hotels that otherwise, based on the number of apartments or hotel rooms would be subject to the “on-site manager, housekeeper, or other responsible person” provision. While not specifically the subject of this item, in the intent of this item is to reveal how, if at all, the “notice” section of CCR 25 ¶42 is being enforced for existing properties on a parcel that, in total, includes between four (“4”) and sixteen (“16”) units. Based on Rent Stabilization Board staff comments at the 4x4 Joint Committee on Housing of the Berkeley City Council and Rent Stabilization Board at its January 23, 2026, meeting, the Berkeley Rent Stabilization Board currently administers a process to resolve complaints under CCR 25 ¶42. Committee members recommended that the Rent Stabilization Board should continue to administer this section of the code should the on-site manager loophole be removed.

### **RATIONALE FOR RECOMMENDATION**

The lack of an on-site manager within contiguous properties have, in total, over 16 apartments but fulfill neither the on-site “manager, janitor, housekeeper, or other responsible person,” sometimes coupled with the nonexistence of a “notice stating the owner’s name and address,” in contravention to the spirit, if not the letter, of CCR 25 ¶42 has led to significant adverse impacts to the neighbors as well as the sitting

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<sup>1</sup>

[https://govt.westlaw.com/calregs/Document/I3F1C71434C8611ECB533000D3A7C4BC3?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=\(sc.Default\)&bhcp=1](https://govt.westlaw.com/calregs/Document/I3F1C71434C8611ECB533000D3A7C4BC3?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default)&bhcp=1)

occupants of the properties in question. These have included but not been limited to: poor or nonexistent garbage and/or recycling collection; slow or non-existent efforts on the part of the property owner and/or off-site manager to comply with “warranty of habitability” and/or health and safety requirements; and inability to effectively mitigate for noise violations. It is the intent of this recommendation to address a clear loophole in the state code that has been exploited by some property owners and LLCs to the detriment of the residents and neighbors of the subject properties.

### **ENVIRONMENTAL SUSTAINABILITY**

Indirect environmental sustainability benefits may result from these items, particularly around improved enforcement of disaggregation between recyclable, non-recyclable, and compostable items within subject multifamily housing buildings that currently do not have an on-site manager but would be required to under language contemplated by this referral.

### **CONTACT PERSON**

Igor Tregub, Councilmember District 4

Olga Bolotina, Chief of Staff, Council District 4

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CONSENT CALENDAR  
February 24, 2026

To: Honorable Members of the City Council

From: Vice Mayor Lunaparra (Author), Councilmember Tregub (cosponsor), Councilmember Blackaby (cosponsor), Councilmember Bartlett (cosponsor)

Subject: Resolution Urging Minnesota Governor Tim Walz to Enact an Eviction Moratorium to Prevent Displacement During the Ongoing ICE/CBP Terror Campaign

RECOMMENDATION

Adopt a resolution urging Minnesota Governor Tim Walz to enact an eviction moratorium to prevent displacement during the ongoing ICE/CBP terror campaign.

BACKGROUND

The Minneapolis and Saint Paul region is currently experiencing the largest immigration operation by the Department of Homeland Security in the nation's history, with the Trump administration claiming to have sent over 2,000 agents from Immigration and Customs Enforcement (ICE), Customs and Border Patrol (CBP), Homeland Security Investigations (HSI), and other federal agencies to Minnesota. The federal government's campaign of discriminatory mass deportation has inflicted terror nationwide, with the Trump administration's fixation on Minneapolis cruelly targeting that community with harassment, intimidation, and violence. Minnesota residents have experienced and documented countless instances of federal agents targeting and harassing residents based on the color of their skin, regardless of immigration status. Federal agents have been escalating violence against legal observers and community members protecting their neighbors, including Renée Nicole Good, who was killed by an ICE agent on January 7, 2026, and Alex Jeffrey Pretti, who was killed by a CBP agent on January 24, 2026. Federal tactics have included the abduction of toddlers, attempting to trap people with offers of food assistance, and threats and attacks on people with disabilities.

CURRENT SITUATION AND ITS EFFECTS

These threatening and violent attacks on Minneapolis residents have occurred in public spaces including schools, streets, hospitals, sidewalks, grocery stores, places of worship, and bus stops. As a result, many residents are unable to move freely due to the threat of harassment, violence, and abduction, forcing them to shelter-in place and impacting their ability to work and provide for their families. These economic impacts of the federal government's attacks on their communities have caused many families to grapple with the fear of eviction due to an inability to safely go to work, in addition to the ongoing threat of violence and abduction.

On January 15, 2026, the Minneapolis City Council unanimously voted to adopt a resolution urging Governor Walz to enact an eviction moratorium to protect residents who have been harmed by the federal government's unprecedented attacks and to provide financial assistance to impacted cities to begin the significant recovery efforts. On January 21, 2026, the Saint Paul City Council joined Minneapolis and unanimously adopted a similar resolution. In response to the COVID-19 pandemic, Governor Walz issued Executive Orders 20-14, 20-73, and 20-79, which imposed an eviction moratorium and gave residents statewide a lifeline and protection during an unprecedented national crisis. Residents in Minnesota, particularly in Minneapolis and Saint Paul, are once again experiencing unprecedented danger and are vulnerable to becoming displaced and homeless without government intervention, increasing their vulnerability to violence and abduction by the Trump administration.

On January 23, 2026, the 4 x 4 Joint Task Force on Housing of the City of Berkeley unanimously passed a resolution endorsing the calls for Governor Walz to enact an eviction moratorium following a request from members of the Minneapolis City Council for elected bodies around the country to support their efforts. Moreover, on January 27, 2026, the Berkeley City Council unanimously passed a resolution *Demanding an End to ICE and CBP Surges in Minneapolis and Across the Country, Immediate DHS Leadership Changes, and Necessary Guardrails for any Future Funding Bill for DHS*. This resolution condemned ICE and CBP's lawless Operation Metro Surge in Minneapolis, made Berkeley the first city in the nation to formally call for the abolition of ICE, and expressed the Berkeley City Council's solidarity with "all the people of Minnesota who are peacefully protesting the lawless surge of ICE and CBP agents in their state, which is undermining public safety, harming and killing local residents, and taking an immense economic and psychological toll on residents."

#### ENVIRONMENTAL SUSTAINABILITY

No anticipated impacts.

#### FISCAL IMPACTS

No anticipated impacts.

#### Attachments:

1. Resolution

#### CONTACT PERSON

Councilmember Cecilia Lunaparra, (510) 981-7170  
Jonah Gottlieb, Chief of Staff

RESOLUTION NO. ##,###-N.S.

WHEREAS, the federal government's campaign of discriminatory mass deportation has inflicted terror nationwide, with the Trump administration's fixation on Minneapolis cruelly targeting that community with harassment, intimidation, and violence; and

WHEREAS, the Minneapolis and Saint Paul region is currently experiencing the largest immigration operation by the Department of Homeland Security in the nation's history, with the Trump administration claiming to have sent over 2,000 agents from Immigration and Customs Enforcement (ICE), Customs and Border Patrol (CBP), Homeland Security Investigations (HSI), and other federal agencies to Minnesota; and

WHEREAS, Minnesota residents have experienced and documented countless instances of federal agents targeting and harassing residents based on the color of their skin, regardless of immigration status; and

WHEREAS, federal agents have been escalating violence against legal observers and community members protecting their neighbors, including Renée Nicole Good, who was killed by an ICE agent on January 7, 2026, and Alex Jeffrey Pretti, who was killed by a CBP agent on January 24, 2026; and

WHEREAS, federal tactics have included the abduction of toddlers, attempting to trap people with offers of food assistance, and threats and attacks on people with disabilities; and

WHEREAS, these threatening and violent attacks on Minneapolis residents have occurred in public spaces including schools, streets, hospitals, sidewalks, grocery stores, places of worship, and bus stops. As a result, many residents are unable to move freely due to the threat of harassment, violence, and abduction, forcing them to shelter-in place and impacting their ability to work and provide for their families; and

WHEREAS, these economic impacts of the federal government's attacks on their communities have caused many families to grapple with the fear of eviction due to an inability to safely go to work, in addition to the ongoing threat of violence and abduction; and

WHEREAS, in response to the COVID-19 pandemic, Governor Walz issued Executive Orders 20-14, 20-73, and 20-79, which imposed an eviction moratorium and gave residents statewide a lifeline and protection during an unprecedented national crisis; and

WHEREAS, residents in Minnesota, particularly in Minneapolis and Saint Paul, are once again experiencing unprecedented danger and are vulnerable to becoming displaced and homeless without government intervention, increasing their vulnerability to violence and abduction by the Trump administration; and

WHEREAS, on January 15, 2026, the Minneapolis City Council unanimously voted to adopt a resolution urging Governor Walz to enact an eviction moratorium to protect residents who have been harmed by the federal government's unprecedented attacks and to provide financial assistance to impacted cities to begin the significant recovery efforts; and

WHEREAS, on January 21, 2026, the Saint Paul City Council joined Minneapolis and unanimously adopted a similar resolution; and

WHEREAS, on January 23, 2026, the 4 x 4 Joint Task Force on Housing of the City of Berkeley unanimously passed a resolution endorsing the calls for Governor Walz to enact an eviction moratorium following a request from members of the Minneapolis City Council for elected bodies around the country to support their efforts. and

WHEREAS, on January 27, 2026, the Berkeley City Council unanimously passed a resolution *Demanding an End to ICE and CBP Surges in Minneapolis and Across the Country, Immediate DHS Leadership Changes, and Necessary Guardrails for any Future Funding Bill for DHS*, which, among other things, made Berkeley the first city in the nation to formally call for the abolition of ICE and expressed the Berkeley City Council's solidarity with "all the people of Minnesota who are peacefully protesting the lawless surge of ICE and CBP agents in their state, which is undermining public safety, harming and killing local residents, and taking an immense economic and psychological toll on residents."

NOW, THEREFORE, BE IT RESOLVED, that the Berkeley City Council condemns the Trump administration's illegal and immoral assault on the people of Minnesota and demands the immediate withdrawal all federal agents; and

BE IT FURTHER RESOLVED, that the Berkeley City Council supports Minneapolis and Saint Paul in their call for an eviction moratorium to protect vulnerable residents unable to attend work for fear of abduction and calls on Governor Walz to take immediate action; and

BE IT FURTHER RESOLVED, that the Berkeley City Council is committed to continuing its efforts to develop plans and policies to prepare Berkeley for the possibility of federal immigration action; and

BE IT FURTHER RESOLVED that the City Clerk will send copies of this resolution to MN Governor Tim Walz, MN Lt. Governor Peggy Flanagan, MN Attorney General Keith Ellison, Minneapolis Mayor Jacob Frey, St. Paul Mayor Kaohly Her, the City Councils of the cities of Minneapolis and St. Paul.



Office of the City Manager

PUBLIC HEARING  
February 24, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Jordan Klein, Director, Planning and Development Department

Subject: Amendments to Title 21 (Subdivisions Ordinance) and Title 23 (Zoning Ordinance) to implement Senate Bill (SB) 684

RECOMMENDATION

Conduct a public hearing, and upon conclusion, adopt the first reading of an Ordinance to amend Berkeley Municipal Code Titles 21 (Subdivisions Ordinance) and 23 (Zoning Ordinance) to implement Senate Bill (SB) 684 by establishing:

1. A ministerial, SB 684–compliant path for small-lot subdivisions and related housing; and
2. A local Parcel-Map path for lower-density projects that meet minimum residential density requirements but do not qualify under SB 684.

SUMMARY

SB 684 requires ministerial approval for qualifying small-lot subdivisions. The proposed ordinance organizes implementation across two titles: Title 21 sets the subdivision process (applications, eligibility, ministerial timelines, recordation), while Title 23 identifies where Middle Housing Infill Projects (MHIPs) are allowed and the objective standards used in ministerial review (lot standards, density, and open space and parking requirements). A local Parcel-Map MHIP path provides a streamlined option for smaller infill projects that still meet minimum residential density requirements.

FISCAL IMPACTS OF RECOMMENDATION

The proposed ordinance is expected to be cost-neutral, with plan check, map review and inspection cost-recovered by fees paid by project applicants. Revenues may increase due to ownership changes and new construction. Parcel-based taxes may increase with the creation of new parcels. Streamlined approvals may reduce staff review time and per-project fee revenue, which could be partially offset by higher application volume over time.

### CURRENT SITUATION AND ITS EFFECTS

Senate Bill 684 (SB 684) establishes a ministerial approval pathway for qualifying small-lot subdivisions and related housing developments to expand attainable homeownership on infill sites. The policy intent behind SB 684 is to remove procedural barriers to small-scale, ownership-oriented infill while preserving objective standards.

In January 2025, the City Council referred SB 684 implementation to staff (“Expanding Homeownership Opportunities for Middle-Income Earners”, **Attachment 2**), to begin preparation of local code amendments. In parallel, the City’s Middle Housing zoning updates increased maximum allowable residential densities in several districts to enable more housing. SB 684 requires that projects utilizing its streamlining provisions must include at least 66% of the parcel’s maximum allowable residential density. The relatively high maximum residential densities included in the Middle Housing zoning changes unintentionally made some smaller, lower-density sites ineligible under SB 684. The proposed Parcel Map path is intended to facilitate small lot subdivisions that do not meet SB 684’s residential density requirements.

The City of Berkeley’s subdivision procedures are codified in BMC Title 21, and zoning regulations and objective development standards are codified in BMC Title 23. The proposed ordinance aligns the two by organizing SB 684 procedures in Title 21 and cross-referencing objective standards in Title 23.

### BACKGROUND

At its January 21, 2025, meeting, the City Council referred implementation of SB 684 to staff as part of the “Expanding Homeownership Opportunities for Middle-Income Earners” referral (**Attachment 2**).

At its July 16, 2025, meeting, the Planning Commission received an informational report on implementation of SB 684 (**Attachment 3**) and provided input to inform the preparation of ordinance amendments to Titles 21 (Subdivisions) and 23 (Zoning) establishing a ministerial SB 684 track and a local Parcel Map track. The Planning Commission’s input included: (1) avoid adding new objective design standards associated with the subdivision process; (2) allow ADUs and JADUs on MHIP lots; (3) do not require full build-out at map approval; and (4) create a streamlined local parcel-map pathway for lower-density projects that still meet minimum zoning density.

At its October 8, 2025, meeting, the Planning Commission received staff’s recommendation to amend BMC Title 21 to create Chapter 21.30 (Small-Lot Subdivisions / Middle Housing Infill Projects) and make companion amendments to Title 23. Planning Commission adopted a resolution recommending the proposed amendments included in **Attachment 1**.

A summary of the proposed ordinance follows:

**Title 21 (Subdivisions) Changes**

| <b>Ord. Sec.</b> | <b>BMC Code Section</b>                                         | <b>New Provisions</b>                                                                                                                      |
|------------------|-----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| 1                | 21.16.10 – Tentative Maps-General                               | Reference to a new map process.                                                                                                            |
| 2                | 21.24 – Title                                                   | New provision that subdivisions of more than five parcels that do not qualify for SB 684 may be eligible for Parcel Map process.           |
| 3                | 21.24.001 -- Applicability                                      | New provision that subdivisions of more than five parcels that do not qualify for SB 684 may be eligible for Parcel Map process.           |
| 4                | 21.24.030 – Accompanying data and reports                       | Revision to implement a Parcel Map process for subdivisions that do not qualify for SB 684.                                                |
| 5                | 21.24.030 – Approval of parcel maps                             | Revision to implement a Parcel Map process subdivisions that do not qualify for SB 684.                                                    |
| 6                | 21.24.080 – Ministerial parcel maps                             | New process to ministerially approve subdivisions that do not qualify for SB 684.                                                          |
| 7                | 21.30 – Small Lot Subdivisions (Middle Housing Infill Projects) | New Chapter to implement SB 684 ministerial path (2–10 lots/units) and a local parcel-map path (2–4 lots/units) for lower-density infill.  |
|                  | 21.30.010 – Purpose & Intent                                    |                                                                                                                                            |
|                  | 21.30.020 – Definitions                                         |                                                                                                                                            |
|                  | 21.30.030 – Applicability                                       | Defines when Chapter 21.30 applies to a subdivision proposal.                                                                              |
|                  | 21.30.040 – Application & Procedures                            | Includes submittal requirements, review timelines, and review process                                                                      |
|                  | 21.30.050 – Qualifying Criteria                                 | Includes what sites are eligible and includes SB 684's 10 unit maximum. Prohibits further small-lot splits after an SB 684 split.          |
|                  | 21.30.060 – Development Standards                               | Includes objective development standards, such as minimum lot size, lot dimensions and residential density. Specifies Inclusionary Housing |

|  |                                                           |                                                                                                                                    |
|--|-----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
|  |                                                           | requirements for Middle Housing Infill Projects.                                                                                   |
|  | 21.30.070 and 080 – Approval and Recordation, Expiration  | Provides for ministerial approval of SB 684 projects, required covenants, and map and permit sequencing consistent with state law. |
|  | 21.30.090 – Enforcement, Savings and Severability Clauses | City Attorney remedies.                                                                                                            |

**Title 23 (Zoning) Changes**

| Ord. Sec. | BMC Code Section                                     | New Provisions                                                                                                                                                                                   |
|-----------|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8         | 23.202 – Residential Districts                       | Permits Middle Housing Infill Projects (MHIP) where multifamily is allowed (i.e. all residential districts except R-1(H)).                                                                       |
| 9         | 23.204 – Commercial Districts                        | Permits SB 684 MHIPs in commercial districts where multifamily is allowed.                                                                                                                       |
| 10        | 23.206 – Manufacturing Districts                     | Permits SB 684 MHIPs in the M-UR district.                                                                                                                                                       |
| 11        | 23.304.020(A)(5) – Lot Requirements                  | States that objective standards are applied to a lot before it is subdivided.                                                                                                                    |
| 12        | 23.304.090 – Usable Open Space                       | Includes usable open space standards for MHIPs.                                                                                                                                                  |
| 13        | 23.304.160 – Middle Housing Infill Project Standards | Includes setback and average unit size requirements, as well as state law provisions that require jurisdictions to waive standards that preclude projects that meet certain density requirements |
| 14        | 23.502.020 – Glossary (MHIP)                         | Cross-references MHIP definition in 21.30.020(A) for consistency across Titles 21 and 23.                                                                                                        |

The ordinance provides two approval tracks.

The first is for SB 684 MHIPs. This would allow subdivisions that result in two to ten lots and units, would require compliance with the State density requirement, and would apply the average 1,750-square-foot unit size cap specified by SB 684. Pursuant to Gov. Code 66499.41(a)(9)(C), parcels located within a Very High Fire Hazard Severity Zone (VHFHSZ) are not eligible for development under SB 684 (**Attachment 6**, City-



adopted VHFHSZ map). SB 684 MHIPs would be processed ministerially and are therefore exempt from CEQA.

The second is an approval path for projects that do not meet all SB 684 criteria but do meet minimum residential density standards. The ordinance would create a special class of projects called “Parcel Map MHIPs.” The unit-size cap that applies to SB 684 MHIPs would not apply to Parcel Map MHIPs, and special development standards (such as a reduced minimum lot size) would apply. Parcel Map MHIP applications can be processed as parcel maps pursuant to the Subdivision Map Act and BMC Chapter 21.24.

Because parcel map approvals are discretionary under state law, Parcel Map MHIPs are subject to CEQA. Staff would evaluate on a case-by-case basis whether they qualify for categorical exemptions (such as Class 15 for minor land divisions, Class 3 for small residential projects, or Class 32 for infill development) or rely on prior environmental review.

The ordinance adds BMC Section 21.24.080 for parcel maps that satisfy objective standards and require no public improvements or dedications. These approvals are streamlined, as the tentative map is not required. Most MHIPs are expected to be processed ministerially. In the flatlands, in areas subject to the Middle Housing zoning standards, qualifying MHIP housing development (two to four units on existing or newly created lots) would be ministerially approved under objective standards. In the Hillside Overlay, housing development projects that occur in conjunction with a subdivision will only be allowed under SB 684 (and SB 1123), which also provides a ministerial path for qualifying subdivisions and associated housing. As a result, in both the Middle Housing areas and in the hills, the housing development component of most projects enabled by this ordinance will likely be processed ministerially and thus either would not be subject to CEQA or would likely be eligible for streamlined categorical exemptions.

The table below summarizes the two approval tracks included in the proposed ordinance.

Approval Pathways

| Track                     | Lots/Units | Density Requirement                                        | Unit Size Cap                        | CEQA                        | Process                                                               |
|---------------------------|------------|------------------------------------------------------------|--------------------------------------|-----------------------------|-----------------------------------------------------------------------|
| SB 684 MHIP (State Track) | 2–10       | State density floor (per SB 684) or 66% of maximum density | Avg less than 1,750 sf (SB 684 only) | Not a project (ministerial) | Ministerial; ≤ 60-day decision; covenants + recordation per Ch. 21.30 |

|                                                         |     |                                                        |                     |                                                                 |                                                |
|---------------------------------------------------------|-----|--------------------------------------------------------|---------------------|-----------------------------------------------------------------|------------------------------------------------|
| Parcel-Map MHIP (Local Track) with Parcel Map Procedure | 2-4 | Local minimum density (20 du/acre fallback where none) | No average unit cap | CEQA applies to Parcel Maps. Housing Development likely exempt. | Processed under Title 21 parcel-map procedures |
|---------------------------------------------------------|-----|--------------------------------------------------------|---------------------|-----------------------------------------------------------------|------------------------------------------------|

### ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The proposed ordinance amendments to Title 21 implement Senate Bill 684 (SB 684). Pursuant to Government Code Section 66499.41(i), “An ordinance adopted to implement this section shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code.” As such, the ordinance is not a project under CEQA, and no further environmental review is required.

SB 684 MHIPs would be processed ministerially and are therefore not subject to CEQA.

Parcel-Map MHIPs projects proposed in conjunction with the subdivision would be subject to CEQA but would likely qualify for certain categorical exemptions. These could include Class 15 (exemption of minor subdivisions in urbanized areas of four or fewer parcels), Class 3 (exemption of up to three single-family homes, or a multi-family structure of up to four units, in an urbanized area), or Class 32 (exemption for in-fill development projects).

### RATIONALE FOR RECOMMENDATION

The proposed ordinance amendments to Title 21 (Subdivisions) and Title 23 (Zoning) fulfill the City Council’s 2025 referral to implement SB 684 and provide an alternative, similarly streamlined local pathway for lower-density middle-housing projects, thereby expanding attainable homeownership options on infill parcels.

### ALTERNATIVE ACTIONS CONSIDERED

Council could consider not adopting the local Parcel-Map track and rely only on the SB 684 track. However, the Planning Commission identified a risk that some smaller sites would be ineligible under the state density requirement, reducing ownership opportunities.

### CONTACT PERSON

Branka Tatarevic, Associate Planner, Planning and Development, 510-981-7472.

Attachments:

- 1: Ordinance
- 2: City Council Referral to implement SB 684, January 21, 2025.
- 3: Planning Commission Staff Report, July 16, 2025
- 4: Planning Commission Staff Report, October 8, 2025
- 5: Public Hearing Notice
- 6: City of Berkeley Fire Hazard Severity Zones Map

ORDINANCE NO.     -N.S.  
AMENDMENTS TO TITLE 21 (SUBDIVISIONS) AND TITLE 23 (ZONING) TO PERMIT  
SMALL-LOT SUBDIVISIONS

BE IT ORDAINED by the Council of the City of Berkeley as follows:

Section 1.   That section 21.16.10 be amended to read as follows:

**21.16.010 General.**

The tentative map shall be prepared by a registered civil engineer or licensed land surveyor and shall be clearly and legibly drawn to show the details of the plan. The size of each sheet shall be eighteen by twenty-six inches. Tentative maps shall be signed by the civil engineer or licensed land surveyor. (Ord. 5793-NS § 2 (part), 1987)

This Chapter applies to subdivisions for which a tentative map is required by the Subdivision Map Act. Subdivisions that are exempt from the tentative map requirement under the Subdivision Map Act, including but not limited to subdivisions that qualify under Government Code Section 66426(a)–(e), shall not be processed under this Chapter and shall instead require only a parcel map pursuant to Chapter 21.24.

Section 2.   That Chapter 21.24 title be amended to read as follows:

**PARCEL MAPS ~~(FOUR OR LESS PARCELS)~~**

Section 3.   That section 21.24.001 be amended to read as follows:

**21.24.001 Applicability.**

The provisions of this chapter shall apply to ~~all subdivisions of four or less parcels except those:~~

A. All subdivisions of four or fewer parcels, except those:

1. Made solely for the purpose of opening or widening of a public street or alley.
2. Which are necessary solely for the conveyance, transfer, creation or establishment of an easement for to or from a governmental agency, public

entity, public utility, or subsidiary of a public utility for conveyance to that public utility for rights-of-way, pedestrian or vehicular access, sewer, water or public utility connection or service.

**3.** Where the City Engineer and the Director of Planning determine that all of the following conditions exist.

- i. ~~4.~~ The division results in the same or fewer number of lots.
- ii. ~~2.~~ The division is not in conflict with other provisions of this title.
- iii. ~~3.~~ The division is not in conflict with the General Plan or any applicable specific plan. The division does not reorient any lot or parcel so as to establish a frontage on a different street than that on which the lot or parcel previously fronted.

**4.** Which are made solely because of the acquisition of property by government agencies.

~~A. Lot line adjustments (See Chapter 21.32). (Ord. 5793-NS § 2 (part), 1987)~~

- B. Subdivisions creating five or more parcels that are exempt from the requirement for a tentative and final map, and instead require a parcel map, pursuant to Government Code Section 66426(a)–(e).

**Section 4.** That section 21.24.030 be amended to read as follows:

#### **21.24.030 Accompanying data and reports.**

Except as provided in Section 21.24.080, tThe regulations described in Section 21.16.040 shall apply to parcel maps. (Ord. 5793-NS § 2 (part), 1987)

**Section 5.** That section 21.24.040 be amended to read as follows:

#### **21.24.040 Approval of parcel maps.**

A. Except as provided in Section 21.24.080, The the regulations described in Sections 21.16.010 through 21.16.090 shall apply to the approval of all parcel maps with the exception that the advisory agency under Government Code Section 66415 for purposes of approval of parcel maps shall not be the Planning Commission, but shall be the City Manager or their designee and accordingly that no public hearing is required for approval of a parcel map. All other provisions of Section 21.16.010 through 21.16.090 continue to apply to approval of parcel maps. (Ord. 6459-NS § 1, 1998: Ord. 5793-NS § 2 (part), 1987)

B. Parcel maps processed pursuant to Section 21.24.080 shall be approved, conditionally approved, or denied in accordance with the procedures and

standards set forth in that Section and are not subject to the provisions of Sections 21.16.010 through 21.16.090, except where expressly cross-referenced.

Section 6. BMC Section 21.24.080 be added to read as follows:

**21.24.080 Parcel maps qualifying under Government Code Section 66426(a).**

A. Eligibility. A parcel map may be processed ministerially under this Section only if all of the following criteria are met:

1. The subdivision is subject to the Subdivision Map Act and would otherwise require a tentative and final map pursuant to Government Code Section 66426;
2. The subdivision qualifies for the tentative map exemption in Government Code Section 66426(a), in that:
  - a. The land before division contains less than five (5) acres;
  - b. Each parcel created by the division will abut upon a maintained public street or highway; and
  - c. No dedications or off-site improvements are required by the City as a condition of the subdivision;
3. The subdivision will create no more than twelve (12) parcels; and
4. Each parcel created will comply with:
  - a. The minimum lot area, width, depth, and other dimensional standards of the applicable zoning district;
  - b. The General Plan land use designation; and
  - c. All applicable objective subdivision design and improvement standards of this Title and other applicable codes.

B. Advisory Agency and procedure.

1. For purposes of this Section, the advisory agency under Government Code Section 66415 shall be the City Manager or their designee, in consultation with the City Engineer and the Director of Planning and Development.
2. Parcel maps under this Section shall be reviewed and acted upon administratively by City staff.
3. Applications shall be submitted on forms provided by the City and shall include all information necessary to demonstrate compliance with the eligibility criteria in

Subsection A and with applicable objective standards.

4. Any decision of the advisory agency to approve, conditionally approve, or deny a parcel map under this Section may be appealed to the City Council in accordance with the appeal procedures set forth in Section 21.16.050.

C. Approval standards.

1. The advisory agency shall approve a parcel map under this Section if it finds, based on substantial evidence in the record, that:

a. The subdivision satisfies all eligibility criteria in Subsection A; and

b. The advisory agency finds that none of the conditions set forth in Government Code Section 66474(a) through (g) exist.

2. The advisory agency shall deny a parcel map under this Section if it cannot make the findings in Paragraph 1 of this Subsection.

3. Conditions of approval, if any, shall be limited to:

a. Requirements necessary to ensure compliance with objective standards expressly set forth in this Title, Title 23, or other applicable codes; and

b. Technical corrections necessary to ensure conformity with the Subdivision Map Act and to correct drafting or surveying errors on the parcel map.

D. Subsequent small-lot subdivisions.

A parcel created pursuant to this Section may subsequently be subdivided pursuant to a ministerial small-lot subdivision under Government Code Section 66499.41 and any provisions of Title 21, provided that the subsequent subdivision meets all eligibility criteria in state law and/or this Title.

Section 7. BMC Chapter 21.30 be added to read as follows:

**Chapter 21.30 – Small Lot Subdivisions (Middle Housing Infill Projects)**

**21.30.010 – Purpose and Intent**

A. The purpose of this Chapter is to implement the provisions of Government Code Sections 66499.41, 65913.4.5, and 65852.28 (Senate Bill 684 (2023), as amended by subsequent legislation), which require a ministerial process for approval of certain

small-lot subdivisions creating up to ten lots for residential development, and to provide a parcel-map process for similar small-lot subdivisions that meet minimum zoning density but do not qualify under Section 66499.41.

B. This Chapter establishes local procedures and objective standards for the subdivision of qualifying parcels, referred to as Middle Housing Infill Projects (MHIPs), consistent with the Subdivision Map Act and Titles 21 and 23 of the Berkeley Municipal Code.

C. The intent of this Chapter is to: (1) facilitate homeownership opportunities; (2) ensure consistency with state law; (3) apply zoning development standards at the parent-parcel level; (4) apply objective standards for access and development standards; and (5) ensure compliance with replacement-housing requirements under Government Code Section 66300(d) and BMC Chapter 23.326 (Demolition and Dwelling Unit Controls).

### **21.30.020 – Definitions**

A. *Middle Housing Infill Project (MHIP).* A subdivision and related housing development processed under this Chapter.

1. *SB 684 MHIP.* A subdivision creating up to ten lots and up to ten dwelling units, that meets all of the eligibility criteria of Government Code Section 66499.41 as well as the minimum density in BMC Section 21.30.060(E). SB 684 MHIPs shall be processed ministerially under Section 21.30.040(B)(1).
2. *Parcel-Map MHIP.* A subdivision creating two to four lots, that meets or exceeds the minimum residential density of the underlying zoning district, but does not meet all SB 684 criteria. Parcel-Map MHIPs are processed under BMC Chapter 21.24 (Parcel Maps).

B. *Parent Parcel.* The legally-established parcel that exists prior to a subdivision creating a MHIP. For purposes of applying zoning development standards under this Chapter, the parent parcel shall be treated as a single lot prior to subdivision.

C. *Protected Unit.* A dwelling unit that, at any time within the five years prior to submittal of a subdivision application, was:

1. occupied by tenants,
2. subject to affordability restrictions,
3. subject to rent-control provisions, or
4. located on a parcel on which an owner of residential real property has, within the past fifteen (15) years, exercised rights under Chapter 12.75



(commencing with Section 7060) of Division 7 of Title 1 of the Government Code (the “Ellis Act”) to withdraw accommodations from rent or lease.

D. Vacant Lot. For the purposes of this Chapter, “vacant” has the same meaning as in Government Code Section 66499.41(a)(2)(A).

### **21.30.030 – Applicability**

A. Zoning Districts. This Chapter applies to:

1. Parcels in zoning districts where Multi-Family Dwellings are a permitted use; and
2. Vacant parcels zoned for single-family residential development as specified in Section 21.30.050(A)(1).

B. Project Types. This Chapter applies to Middle Housing Infill Projects (MHIP), as defined in Section 21.30.020 (Definitions).

### **21.30.040 – Application and Procedures**

A. Application. Applications shall be filed on City forms with required fees and shall include all of the following:

1. A parcel map prepared pursuant to Chapter 21.24 or a tentative map prepared pursuant to Chapter 21.16.
2. Project plans, including a site plan, floor plans, tabulation of dwelling units, open-space and parking diagrams, and massing elevations, sufficient to demonstrate objective compliance with Titles 21 and 23 at the parent parcel scale.
3. Housing development plans demonstrating compliance with applicable objective standards in Titles 21 and 23.
4. An affidavit of ownership, and a tenancy history for the 5 years prior to the submission of the application, for the parent parcel.
5. Evidence of access and utility service easements for each proposed lot.

6. Any other information necessary to verify compliance with applicable objective standards.

B. Review Process.

1. SB 684 MHIPs. Applications shall be processed ministerially, consistent with Government Code Section 66499.41. A decision shall be rendered within sixty (60) days of a complete map application.
2. Parcel-Map MHIPs. Applications shall be processed pursuant to BMC Chapter 21.24 (Parcel Maps).

C. Approving Authority. The Planning Director, or their designee, shall serve as the advisory agency for SB 684 MHIPs. The Planning Director shall serve as the advisory agency for Parcel-Map MHIPs.

D. Appeals. Decisions on SB 684 MHIPs, including any associated parcel maps processed ministerially pursuant to this Chapter, are ministerial determinations and are not subject to appeal.

**21.30.050 – Qualifying Criteria**

A. Eligible Parcels. An MHIP may be approved only if the parent parcel meets all of the following requirements:

1. The parent parcel is either:
  - a. Zoned to allow Multi-Family residential uses, and is no larger than five (5) acres; or
  - b. Vacant and zoned for single-family residential development, and is no larger than one and one-half (1.5) acres.
2. The parent parcel is located within an urbanized area or urban cluster and meets all locational eligibility requirements in Government Code Section 66499.41(a)(9).
  - a. The parent parcel is not located on prime farmland or farmland of statewide importance, on land zoned or designated by a voter-approved ballot measure for agricultural protection or preservation, in wetlands, or on lands identified for conservation, habitat for protected species, or lands under a conservation easement, as described in Government Code Section 66499.41(a)(9)(A), (B), and (H) through (J).

b. The parent parcel is not located within a Very High Fire Hazard Severity Zone, as identified by the State Fire Marshal and designated by the City pursuant to Government Code Sections 51178 through 51179. For purposes of this subsection, the City's "High Fire Hazard Severity Zone" designation alone does not render a parcel ineligible under this Chapter unless the parcel is also designated as a Very High Fire Hazard Severity Zone under Government Code Section 51178.

c. If the parent parcel is located on a hazardous waste site, within an earthquake fault zone, a special flood hazard area, or a regulatory floodway, it shall be eligible under this Chapter only to the extent permitted by, and in compliance with, the conditions for such locations in Government Code Section 66499.41(a)(9)(D) through (G).

**B. Lot and Unit Count.**

1. An SB 684 MHIP may create two to ten lots and up to ten dwelling units.
2. A Parcel-Map MHIP may create two to four lots.
3. No MHIP shall result in more than ten dwelling units on the parent parcel.

C. Protected Units. No MHIP shall require the demolition of, or result in the loss of, any Protected Units unless replacement housing is provided consistent with Government Code Section 66300.6 and BMC Chapter 23.326.

D. Further Subdivision. The lot was not established pursuant to this section, including a designated remainder parcel described in Section 66499.41(a)(1)(B), or Section 66411.7 (SB 9 – Urban lot split).

**21.30.060 – Development Standards**

A. Parent Parcel Compliance. Zoning development standards, including minimum lot size, density, floor-area ratio, lot coverage, usable open space, setbacks, and parking, shall be applied at the parent parcel level prior to subdivision. The Planning Director shall waive or modify any such standard if its application would physically preclude construction of the minimum residential density required under Section 21.30.060(E). Any waiver or modification shall be the minimum necessary to achieve compliance with that density requirement.

**B. Minimum Lot Dimensions.**

1. Multi-Family-zoned parent parcel. The minimum lot size for each new lot shall be six hundred (600) square feet.

2. Vacant single-family-zoned parent parcel. The minimum lot size for each new lot shall be one thousand two hundred (1,200) square feet.

C. Street Frontage. Street frontage is required and may be satisfied through a public street, alley, or recorded access easement consistent with Fire and Building Codes.

D. Access and Utilities. Each lot shall have recorded vehicular and emergency access easements and recorded utility easements sufficient for water, sewer, power, and drainage service.

E. Residential Density.

1. SB 684 MHIPs shall satisfy one of the following:

- a. If the parent parcel is identified in the City's Housing Element for the current planning period, the development shall result in at least the number of dwelling units (and affordable units, if applicable) identified for that site; or
- b. If the parent parcel is not identified in the City's Housing Element, the development shall result in at least sixty-six percent of the maximum allowable residential density specified by the underlying zoning. If the underlying zoning district does not establish a minimum residential density, the project shall meet or exceed 20 dwelling units per acre.

2. Parcel-Map MHIPs shall meet or exceed the minimum residential density required by the underlying zoning district. If the underlying zoning district does not establish a minimum residential density, the project shall meet or exceed 20 dwelling units per acre.

F. Floor Area Limits. SB 684 MHIPs are subject to the floor area limits in BMC 23.304.160(D)(3).

G. Parking.

1. Transit Exemption. No parking shall be required if the parcel is located within one-half mile walking distance of either a stop in a high-quality transit corridor, as defined in Public Resources Code Section 21155(b) or a major transit stop, as defined in Public Resources Code Section 21064.3.
2. Application of Local Standards. Where the transit exemption does not apply, off-street parking shall conform to the requirements of BMC Chapter 23.322, except where superseded by state law.

3. *Parking Configuration.* Shared driveways, tandem spaces, and unbundled parking are permitted, provided they meet dimensional standards.

4. *Consistency with State Law.* Where state law establishes fewer required off-street parking spaces than this Section, those rules shall govern.

H. *Inclusionary Housing.* All MHIP housing developments shall comply with the City's inclusionary housing requirements (BMC Chapter 23.328 or successor), including on-site affordable units and/or in-lieu fees, as applicable. For purposes of this section, "MHIP housing development" or "project" means the entire development approved under this Chapter, regardless of whether lots are subsequently sold, transferred, or developed separately.

**1. In-Lieu Fee Option.** For MHIP housing developments that elect to comply via payment of an in-lieu fee pursuant to BMC Section 23.328.030(B), the in-lieu fee shall be due and payable upon issuance of the first Certificate of Occupancy for any unit within the MHIP housing development, or earlier at the applicant's election. No additional Certificates of Occupancy shall be issued until the in-lieu fee is paid. The in-lieu fee may not be prorated across the units.

**2. On-Site Affordable Units Option.** For MHIP housing developments that elect to comply via the construction of affordable units:

(a) The required affordable units shall each be subject to a recorded affordability restriction consistent with BMC Chapter 23.328.

(b) Prior to recordation of the final map, the subdivider shall record a covenant, in a form approved by the City, binding all parcels created under this Chapter to the inclusionary housing obligations of the MHIP housing development until those obligations are satisfied.

(c) *Phased Development Timing*

(1) At least fifty percent (50%) of the required affordable units shall have received building permits prior to the issuance of building permits for more than fifty percent (50%) of the market-rate units.

(2) All required affordable units shall receive Certificates of Occupancy prior to the issuance of any Certificate of Occupancy for the final market-rate unit within the MHIP housing development.

I. *Sale or Financing Sequencing.* Parcels created under this Chapter may be sold, leased, or financed as permitted by Gov. Code Section 66499.41(e)(1). Notwithstanding Gov. Code Section 66499.41(e)(1), and pursuant to Gov. Code Section 66499.41(e)(2), the City authorizes the sale, lease, or financing of a parcel without a completed dwelling unit upon issuance of a building permit for at least one

dwelling unit on that parcel. This authorization shall be secured by a recorded covenant under Section 21.30.070(D).

J. *Ownership Forms.* For SB 684 MHIPs, the resulting housing shall be constructed on fee-simple lots, or be part of a common-interest development, a housing cooperative, a community land trust, or a tenancy in common, consistent with Government Code Section 66499.41.

### **21.30.070 – Approval of SB 684 MHIPs and Recordation**

A. SB 684 MHIPs shall be approved ministerially by the Planning Director within sixty (60) days of a complete map application.

B. *Approval.* Approval requires substantial conformance with the submitted project plans under Section 21.30.040(A)(2) and compliance with applicable objective standards and state law.

C. *Recordation.* A final or parcel map shall be recorded prior to issuance of building permits, unless otherwise allowed by the Planning Director with a recorded covenant ensuring consistency between the approved map and subsequent permits. Submission of building permits or certificates of occupancy shall not be a prerequisite to map recordation.

D. *Covenants.* A covenant shall be recorded against each lot created under this Chapter which prohibits further small-lot subdivision under Government Code Section 66499.41 (SB 684) and urban lot splits under Government Code Section 66411.7 (SB 9).

E. *CEQA.* Pursuant to Government Code Section 66499.41, SB 684 MHIPs are ministerial actions not subject to the California Environmental Quality Act (CEQA).

F. *Application Denial.* SB 684 MHIPs may be denied only upon written findings by the Planning Director that the proposed development would have a specific, adverse impact on public health and safety or the physical environment, and that no feasible method exists to satisfactorily mitigate or avoid the impact, consistent with Government Code Sections 65913.4.5, 66499.41, and 65852.28.

### **21.30.080 – Expiration**

Tentative or parcel maps approved under this Chapter shall expire pursuant to applicable provisions of Berkeley Municipal Code Title 21 and relevant state law. The Planning Director may approve extensions consistent with such provisions.

### **21.30.090 – Enforcement**

A. The City Attorney is authorized to enforce this Chapter by injunction, civil action,

or any other remedy provided by law.

B. Any violation of this Chapter or conditions of approval shall constitute a violation of the Berkeley Municipal Code and may be enforced as provided in BMC Chapter 1.28.

C. Remedies are cumulative and not exclusive.

### **21.30.100 – Savings Clause**

A. Each provision of this Chapter shall be applied only to the extent it is consistent with state law.

### **21.30.101 – Severability Clause**

A. If any provision of this initiative is found to be invalid or unconstitutional, such finding shall not affect the validity or constitutionality of the remaining provisions.

Section 8. That BMC Section 23.202.030(E) be added to read as follows:

E. Middle Housing Infill Projects. Middle Housing Infill Projects, as defined in BMC Section 21.30.020(A) (Definitions), are permitted in any residential district where Multi-Family dwellings are an allowed use, subject to the underlying zoning standards, the standards in Section 23.304 (General Development Standards) and the subdivision procedures in Title 21.

Section 9. That BMC Section 23.204.030(F) be added to read as follows:

F. Middle Housing Infill Projects. Middle Housing Infill Projects that comply with the eligibility criteria of Government Code Section 66499.41 (SB 684 MHIPs), as defined in BMC Section 21.30.020(A) (Definitions), are permitted in any commercial district where Multi-Family dwellings are an allowed use, subject to the underlying zoning standards, the standards in Section 23.304 (General Development Standards) and the subdivision procedures in Title 21.

Section 10. That BMC Section 23.206.030(G) be added to read as follows:

G. Middle Housing Infill Projects. Middle Housing Infill Projects that comply with the eligibility criteria of Government Code Section 66499.41 (SB 684 MHIPs), as defined in BMC Section 21.30.020(A) (Definitions), are permitted in the Mixed-Use Residential (MU-R) zoning district, subject to the underlying zoning standards, the standards in Section 23.304 (General Development Standards) and the subdivision procedures in Title 21.

Section 11. That section 23.304.020(A)(5) be amended to read as follows:



5. Parent Parcel (Middle Housing Infill Projects) For purposes of a Middle Housing Infill Project, zoning development standards shall be applied to the parent parcel as a single lot at the time of subdivision approval. Following subdivision, each newly created lot shall be deemed a separate lot for purposes of ownership and subsequent development. Compliance with zoning development standards shall be determined based on the parent parcel at the time of subdivision approval, except that subsequently adopted regulations that are less restrictive shall apply.

56. Projections Over Lot Lines. A building or structure may not project over a lot line except that:

- (a) Awnings and other architectural features may project over a lot line into the public right-of-way; and
- (b) Fences may be erected on shared lot lines.

Section 12. That BMC Section 23.304.090(A) be amended to read as follows:

A. *Applicability.* The standards in this section apply to areas used to satisfy minimum usable open space requirements.

1. Southside Plan Area Standards.

- (a) For parcels located in the R-3, R-S, R-SMU, or C-T districts within the Southside Plan boundaries, the minimum usable open space required is calculated on a per 1,000 square feet of gross residential floor area basis.
- (b) Certain development projects located in the R-3, R-S, R-SMU or C-T districts within the Southside Plan boundaries may satisfy a portion of the required usable open space by providing residential amenities that meet the qualifying criteria in Section 23.304,090(D) and (E).

2. Middle Housing Infill Project Standards.

- a. Middle Housing Infill Projects shall provide a minimum of 200 square feet of usable open space per unit, evaluated at the parent parcel level, which may be in private balconies, patios, or rooftop areas or shared courtyards, terraces, or rooftop assemblies designed for use by all residents.

Section 13. That BMC Section 23.304.160 be added to read as follows:

23.304.160 – Middle Housing Infill Project Standards



A. *Applicability.* This Section applies to all Middle Housing Infill Projects (MHIPs) approved pursuant to BMC Chapter 21, including SB 684 MHIPs and Parcel Map MHIPs.

B. *Standards.* A proposed MHIP housing development shall comply with all objective zoning, subdivision, and design review standards applicable to the parcel, as well as the Specific Standards included under subsection 23.304.160(D).

C. *Modifications.*

1. *SB 684 MHIPs.* The Planning Director shall waive or modify any objective standard if its application would physically preclude the construction of the minimum number of dwelling units required under Government Code Section 66499.41.

2. *Parcel Map MHIPs.* The Planning Director shall waive or modify any objective standard if its application would physically preclude the construction of the minimum residential density required by the underlying zoning district. If the zoning district does not establish a minimum residential density, the project shall meet or exceed sixty-six percent of a density of 30 dwelling units per acre.

D. *Specific Standards.*

1. No separation is required between units, except as required by the California Building Code.

2. Rear and side yard setbacks from the original parent parcel lot line shall be four (4) feet, except that:

a. no setback is required for an existing legally created structure, or for a structure reconstructed in the same location and to the same dimensions as such legally created structure, and

b. where the applicable zoning district allows a rear or side yard setback less than four (4) feet, the smaller standard shall apply.

3. *Average Unit Size.* For SB 684 MHIPs, the average net habitable floor area of dwelling units shall not exceed 1,750 square feet per unit. This limit shall not apply to Parcel Map MHIPs.

4. For development on a vacant lot zoned single-family, the applicable height limit shall be no less than the maximum height otherwise permitted in the zoning district.

Section 14. That BMC Section 23.502.020(M)(11) to (18) are amended to read as follows:

11. Middle Housing Infill Project. See 21.30.020(A) (Definitions)

4412. *Mini-storage.* A storage warehouse characterized by individual separate spaces, which are accessible by customers for storing and retrieval of goods.

4213. *Mixed Use.* The use of a lot or building with two or more different land uses including, but not limited to, residential, commercial retail, office or manufacturing, in a single structure or a group of physically integrated structures.

4314. *Mixed-Use Residential.* A development project with both residential and non-residential uses which are either 1) located together in a single building; or 2) in separate buildings on a single site of one or more contiguous properties.

4415. *Microcell.* A set of antenna nodes networked with each other and connected to a wireless service source, such that a one or more high-power antennas that serve a given area are replaced by a group of lower-power antennas to serve the same geographic area.

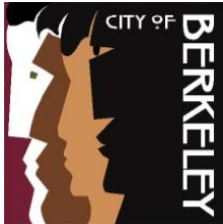
4516. *Monopole.* A single pole support structure greater than 15 feet in height erected on the ground or on a structure to support antennas and related communications equipment.

4617. *Motel, Tourist.* An establishment which provides overnight lodging and parking which contains six or more guest rooms used, designed or intended to be used, let or hired out for occupancy by six or more transient individuals for compensation, whether direct or indirect, and in which the rooms are usually accessible from an outdoor parking lot.

4718. *Multi-Family Dwelling.* A building, group of buildings, or portion of a building used or designed as three or more dwelling units.

4819. *Municipal Animal Shelter.* A City-owned facility providing services for humane animal care with programs and services focused on maximizing opportunities for animal adoption. Supporting facilities may include medical care (including spay/neuter), kennels, exercise areas and adoption centers.

Section 15. Copies of this Ordinance shall be posted for two days prior to adoption in the display case located near the walkway in front of the Maudelle Shirek Building, 2134 Martin Luther King Jr. Way. Within 15 days of adoption, copies of this Ordinance shall be filed at each branch of the Berkeley Public Library and the title shall be published in a newspaper of general circulation.



Councilmember Rashi Kesarwani

**CONSENT CALENDAR**

January 21, 2025

**TO:** Honorable Mayor Adena Ishii and Members of the City Council

**FROM:** Councilmember Rashi Kesarwani (Author)

**SUBJECT:** Expanding Homeownership Opportunities for Middle-Income Earners

**RECOMMENDATION**

Refer to the City Manager to develop modifications to Berkeley Municipal Code Title 21 (Subdivisions) and refer to the City Manager and Planning Commission to develop modifications to Title 23 (Zoning) to enhance ownership opportunities for middle housing—in alignment with unanimous Council direction for a Middle Housing Ordinance and allowances under Chapter 783, Statutes of 2023 (S.B. 684, Caballero).

**CURRENT SITUATION AND ITS EFFECTS**

***High Housing Costs Are Harming Berkeley's Middle Income Earners Like Nurses, Firefighters, and Teachers.*** The nine-county Bay Area region is facing an acute shortage of homes affordable for working families, reflecting the broader statewide shortage of 3.5 million homes across California.<sup>1</sup> In the Bay Area, only one new home is added for every 3.5 jobs created, exacerbating the housing shortage.<sup>2</sup> In Berkeley, the median sale price of a home is \$1.4 million, a figure that places immense strain on low-, moderate-, and middle-income households. As a result, California has the second-lowest homeownership rate in the nation, reflecting the growing affordability gap.<sup>3</sup> The Bay Area is among the most expensive housing

<sup>1</sup> Woetzel, J., Mischke, J., Peloquin, S., and Weisfield, D. (2016, October). A Toolkit to Close California's Housing Gap: 3.5 Million Homes by 2025. McKinsey Global Institute, <https://www.mckinsey.com/featured-insights/urbanization/closing-californias-housing-gap>

<sup>2</sup> Metropolitan Transportation Commission. (2018). Vital Signs. <http://www.vitalsigns.mtc.ca.gov/>

<sup>3</sup> iProperty Management. (2022, October). Home Ownership Rates By State. <https://ipropertymanagement.com/research/homeownership-rate-by-state>

markets in the U.S., with prices roughly 2.5 to 3.5 times higher than the national median. For a Bay Area family to afford the principal, interest, taxes, and insurance payments on a median-priced home of \$1.4 million, they would need to earn more than \$300,000 annually, assuming they can make a 20 percent down payment.<sup>4</sup> This cost barrier means that many public employees, including nurses, firefighters, and teachers, cannot afford to buy homes. While the Berkeley Unified School District is planning to develop more than 100 units of teacher housing, the demand still outpaces the supply. According to a 2017 Berkeley Unified School District (BUSD) survey, 69 percent of teachers and staff believed that high housing costs would impact their ability to remain in their BUSD positions.<sup>5</sup> Since most teachers are not classified as low-income, they do not qualify for affordable housing units. With few subsidies available, middle-income families often must rely on the private market for housing in the Bay Area, further deepening the affordability crisis.

***Middle Housing Ownership Options Can Give Middle Income Earners the Opportunity to Stay in Berkeley and Build Wealth.*** Many Americans, particularly middle income and younger households, are increasingly seeking smaller, more affordable, and diverse homeownership options as single family home prices continue to rise.<sup>6</sup> Middle housing options—including duplexes, triplexes, and fourplexes—can provide a more attainable entry point to homeownership for middle- and lower-income families in Berkeley. According to the U.S. Census American Community Survey, median household income for middle housing types was much lower than for single-family homes, as shown in Exhibit 1.<sup>7</sup> This pattern suggests that smaller multifamily housing can offer more affordable options for a wider range of income levels. The data underscore the potential of middle housing to provide affordable homeownership opportunities, helping middle-income families stay in Berkeley and build wealth in a challenging housing market.

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<sup>4</sup> Prakash, Anushka. (2024, February). Home Buyers Need to Earn \$47,000 More Than in 2020. Zillow. <https://www.zillow.com/research/buyers-income-needed-33755/>

<sup>5</sup> Berkeley Unified School District. (2017). Board of Education Approves Berkeley Adult School Parking Lot as Site for Educator Housing. <https://www.berkeleyschools.net/2021/02/board-of-education-approves-berkeley-adult-school-parking-lot-as-site-for-educator-housing/>

<sup>6</sup> Harvard's Joint Center for Housing Studies. (2021). The State of the Nation's Housing. [https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard\\_JCHS\\_State\\_Nations\\_Housing\\_2021.pdf](https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard_JCHS_State_Nations_Housing_2021.pdf)

<sup>7</sup> American Community Survey. (2017-2022). Public Use Microdata Set. US Census.

**Exhibit 1: Median Household Income for Middle Housing Types is Significantly Lower than Median Household Income for Single-Family Homes**

| Median Income in Housing By Year Built & Density: Berkeley & Albany 2017 - 2022 ACS Microdata |              |              |              |              |              |
|-----------------------------------------------------------------------------------------------|--------------|--------------|--------------|--------------|--------------|
|                                                                                               | Pre-1950     | 1950-1969    | 1970-1989    | 1990-2009    | 2010-        |
| Single-family detached                                                                        | \$189,258.43 | \$165,280.91 | \$120,095.89 | \$216,669.57 | \$225,410.84 |
| Single-family attached                                                                        | \$134,389.27 | \$186,637.84 | \$153,046.07 | \$104,387.94 | \$190,075.78 |
| 2-4 units                                                                                     | \$119,151.43 | \$67,601.07  | \$61,408.32  | \$54,760.54  | \$46,795.45  |
| 5-19 units                                                                                    | \$54,080.86  | \$57,614.32  | \$56,837.16  | \$69,186.01  | \$33,510.30  |
| 20-49 units                                                                                   | \$35,140.16  | \$52,419.21  | \$43,777.06  | \$35,566.36  | \$48,179.16  |
| 50+ units                                                                                     | \$49,070.72  | \$32,495.92  | \$76,961.53  | \$34,113.76  | \$75,567.55  |

Source: American Community Survey, 2017-2022, as analyzed by Darrell Owens

**BACKGROUND**

***Senate Bill 684 Creates Opportunity to Enhance Ownership Options for Middle-Income Earners.*** . . . In 2023, the California State Legislature passed Senate Bill 684 (Caballero) to address the shortage of homeownership opportunities across the state.<sup>8</sup> This bill mandates that local agencies review, in a ministerial (non-discretionary) manner, parcel maps or tentative and final maps for housing development projects that meet specific criteria.<sup>9</sup>

Key site and project criteria of SB 684 include:

- The subdivision results in 10 or fewer parcels.
- The development includes no more than 10 residential units.
- The area is zoned for multi-family development and is less than five acres.
- The project was not created under the ministerial subdivision authority in Senate Bill 9 (Cal. Gov. Code Sec. 66411.7).
- The subdivision must not create new lots smaller than 600 square feet, unless the local agency has approved smaller minimum parcel sizes.
- The resulting housing will be simple ownership lots, part of a common interest development or cooperative or owned by a community land trust.
- The housing development must meet specific affordability criteria, providing either the projected number of low- or very-low-income units for the parcel, or if not listed in the Housing Element, must comply with the maximum allowable residential density.

<sup>8</sup> Caballero, Anna. (2024). Senate Bill 684.

[https://leginfo.ca.gov/faces/billNavClient.xhtml?bill\\_id=202320240SB684](https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=202320240SB684)

<sup>9</sup> Sarjapur, Melinda. (2024). SB 684—How to Apply New State Law Allowing Ministerial Approval for up to 10-Lot Subdivisions on Small Lots

<https://static1.squarespace.com/static/5f2c2d67c58236227115e0de/t/66a3d0be22486b760b9eb302/1722011839196/Casita-Coalition-Reuben-Junius-Rose-SB-684-final-memo-0725204.pdf>

- The average total floor area cannot exceed 1,750 net habitable square feet.

Projects must comply with objective zoning, design and subdivision criteria that do not conflict with SB 684. Additionally, a local agency may not apply certain standards, such as:

- Density standards that would prohibit low-income housing.
- Minimum lot size requirements, beyond the 600 square foot minimum.
- Additional setbacks between the units, beyond those required by the Building Code.
- Enclosed or covered parking
- Side and rear setbacks greater than those allowable under Senate Bill 9 (four feet for new structures)
- Floor Area Ratio ("FAR") limits that are less than the following:
  - For 3 to 7 units, a FAR that is less than 1.0
  - For 8 to 10 units, a FAR that is less than 1.25

**... Requiring Berkeley to Amend the Municipal Code to Enhance Availability of SB 684 Ownership Options, Given Council Direction for a Middle Housing Ordinance.** In a 2022 study, the Turner Center published research that indicated that lack of clarity around subdivision is a driving force for developers abandoning ownership models in favor of more predictable and less-risky rental development.<sup>10</sup> To address the Bay Area's housing crisis and promote more affordable ownership opportunities, amendments to the Berkeley Municipal Code are needed to allow for the development of middle housing ownership opportunities through subdivision of parcels. By creating more diverse housing options, Berkeley can attract and retain a diverse workforce, lower housing costs, and increase affordability for a wider range of residents.

#### **RATIONALE FOR RECOMMENDATION**

Amending the Berkeley Municipal Code to align with unanimous Council direction for a Middle Housing Ordinance and Senate Bill 684 is essential to addressing the city's acute housing affordability crisis. Berkeley's current median home price of \$1.4 million creates insurmountable barriers for middle-income families who are critical to the community's functioning. Senate Bill 684 offers a framework to streamline the approval of small-scale housing developments, ensuring affordability while expanding ownership opportunities. By modifying Title 21 and potentially Title 23 to enable greater middle housing ownership options, Berkeley can expand entry-level homeownership opportunities for middle-income earners. These changes will support a more equitable housing market, foster a diverse workforce, and align with Berkeley's broader goals of sustainable and inclusive growth.

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<sup>10</sup> Garcia, Alameldin, Metcalf, and Fulton. (2022, December). Unlocking the Potential of Missing Middle Housing. UC Berkeley Turner Center for Housing Innovation. <https://turnercenter.berkeley.edu/wp-content/uploads/2022/12/Missing-Middle-Brief-December-2022.pdf>

**FISCAL IMPACTS**

Staff time to amend various sections of the Berkeley Municipal Code.

**ENVIRONMENTAL SUSTAINABILITY**

Creating denser, smaller-scale housing options maximizes land use efficiency, reduces the need for long commutes, and promotes walkable, transit-oriented neighborhoods. This can significantly lower greenhouse gas emissions by reducing reliance on cars and encouraging more energy-efficient housing designs. Additionally, utilizing existing infrastructure for compact development minimizes environmental impacts associated with new construction on undeveloped land, preserving green space and biodiversity.

**CONTACT PERSON**

Councilmember Rashi Kesarwani

(510) 981-8100







**Planning and Development Department**  
Land Use Planning Division

**STAFF REPORT**  
July 16, 2025

TO: Members of the Planning Commission

FROM: Branka Tatarevic, Associate Planner

SUBJECT: Senate Bill 684 (2023) Small Lot Subdivision and Housing Development

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#### **RECOMMENDATION**

Staff recommends that the Planning Commission review the staff report, receive the staff presentation, consider public comments, and provide feedback to staff on policy issues regarding Senate Bill 684 (SB 684) implementation.

#### **BACKGROUND**

The implementation of SB 684 has been prompted by a City Council referral, "Expanding Homeownership Opportunities for Middle-Income Earners," which instructs staff and the Planning Commission to amend Title 21 (Subdivisions) and possibly 23 (Zoning) to implement Senate Bill 684 (Caballero, 2023).

#### ***Senate Bill 684 (2023) Small Lot Subdivision and Housing Development***

SB 684 (Gov. Code §§ 65852.28, 65913.4.5 & 66499.41), effective July 1, 2024, allows a city to adopt a local ordinance enabling ministerial approval of a housing development, on a site zoned for multi-family use<sup>1</sup> of less than 5 acres or a vacant lot zoned for single-family residential development that is no larger than one and one-half acres, with up to 10 dwelling units, which may be subdivided ministerially into no more than 10 ownership units. Parcel or tentative maps for such a project must be approved within 60 days, must be located on multi-family zones sites<sup>2</sup>, and are exempt from review under the California Environmental Quality Act (CEQA).

In Berkeley, such small-lot subdivisions have been infeasible because of the City's minimum lot size requirements (5,000 square feet per new lot in many zoning districts). Condominium subdivisions also triggered full discretionary development and subdivision review under the Subdivision Map Act, adding cost, delay, and uncertainty that has discouraged entry-level homeownership projects.

<sup>1</sup> In Berkeley, that includes the following districts: R-1(outside the Hillside Overlay zone), R-2, R-2A; R-3, R-4, R-5, R-S, R-SMU, R-BMU, C-C, C-U, C-N, C-E, C-NS, C-SA, C-T, C-SO, C-DMU, C-W, C-AC, and MU-R.

<sup>2</sup> In Berkeley, that includes all zoning districts except M, MM, MU-LI and M-RD zoning district.

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By limiting local review to objective standards and eliminating public hearings, SB 684 creates a streamlined path for starter homes and other missing-middle ownership housing.

On January 21, 2025, the City Council adopted a referral, “Expanding Homeownership Opportunities for Middle-Income Earners” (**Attachment 1**), directing the City Manager and Planning Commission to revise BMC Titles 21 (Subdivisions) and 23 (Zoning) to implement SB 684 by establishing a ministerial approval process for small-lot subdivisions. The referral highlights the bill’s potential to expand fee-simple and common-interest ownership opportunities, such as duplexes, triplexes, and other middle housing types, for moderate-income residents who are currently priced out of Berkeley’s housing market.

#### ***Senate Bill 1123 (Caballero 2024)***

Senate Bill 1123 (SB 1123) was signed into law on September 19, 2024. SB 1123 amends SB 684 to broaden ministerial small-lot subdivision beyond multifamily-zoned sites. Beginning July 1, 2025, projects of ten or fewer units may also qualify on vacant single-family lots up to 1.5 acres in size<sup>3</sup>, provided newly created lots are at least 1,200 square feet. Accessory Dwelling Units (ADUs) and Junior ADUs are expressly excluded from the 10-unit cap, and local agencies may impose only an objective height limit on qualifying vacant single-family sites. The bill also confirms that any existing dwelling(s) must remain under a common title after subdivision, preventing fee-simple splits of current structures.

Additional amendments align the law with a wider range of ownership models and relaxed development standards. Qualifying projects may now be held in tenancy-in-common (TIC) or on land owned by a community land trust. Density compliance is eased from 100 percent to not less than least 66 percent of the maximum allowable residential density, and minimum street-frontage requirements are eliminated altogether. As with the SB 684, ministerial approval must occur within statutory timelines and remains exempt from CEQA, with statewide application to charter and general-law cities.

#### ***Los Angeles Small-Lot Subdivision Ordinance: Precedent for SB 684***

The City of Los Angeles pioneered California’s small-lot subdivision concept in the early 2000s, reducing minimum lot sizes so townhouse-style homes could be built on underutilized commercial and multifamily parcels. From 2010-2020 the city issued certificates of occupancy for 1,413 small-lot dwellings—averaging 39 dwelling units per acre (du/ac) in multifamily zones and 61 du/ac in medium-high zones, compared with roughly 8 du/ac in single-family districts. Los Angeles’ Small-Lot Subdivision Ordinance still requires small-lot projects to complete a two-step tentative/final map process,

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<sup>3</sup> The City’s remaining single-family zone is the R-1H.

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adding time and cost even when the resulting density matches what an apartment building could achieve on the same site.<sup>4</sup>

SB 684 applies this Los Angeles model statewide, and allows jurisdictions to approve small-lot subdivisions ministerially under objective standards.

### ***Examples of Local Implementation of SB 684***

#### *City of Los Angeles*

Los Angeles City Planning issued a July 2024 memorandum detailing how ministerial processing for up to 10-unit small-lot subdivisions would be handled, including objective standards, eligibility checklists, and electronic processing. The memorandum details how an SB 684 project is processed differently than a project under Los Angeles' Small Lot Subdivision Ordinance.<sup>5</sup>

#### *City of Campbell*

In 2024, Campbell's City Council adopted Urgency Ordinance No. 2311, explicitly amending its Subdivision and Zoning Code to allow SB 684-eligible small-lot subdivisions via a ministerial pathway, and suspending conflicting local standards.<sup>6</sup>

#### *City of Hayward*

The City of Hayward is accepting SB 684 "Small Lot Subdivision" applications ministerially via its e-Permit Portal, with a streamlined checklist published as of March 6, 2025, and compliant with SB 1123 updates.<sup>7</sup>

#### *City of Lafayette*

Rather than adopting a local ordinance, Lafayette is administering SB 684 directly through updated permit forms and application materials, effective July 1, 2024. The informational page notes upcoming updates, pursuant to SB 1123.<sup>8</sup>

## **DISCUSSION**

### ***Required Provisions for a Local SB 684 / SB 1123 Ordinance***

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<sup>4</sup> [Assembly Committee on Local Government, Bill Analysis for SB 684 \(Caballero\), July 12 2023, pp. 5-6.](https://alcl.assembly.ca.gov/sites/alcl.assembly.ca.gov/files/SB%20684%20%28Caballero%29.pdf)  
<https://alcl.assembly.ca.gov/sites/alcl.assembly.ca.gov/files/SB%20684%20%28Caballero%29.pdf>

<sup>5</sup> [LA City Planning SB 684 Implementation Memorandum](https://planning.lacity.gov/odocument/923cfe89-a931-41c5-9ada-71c0ca9def52/684%20memo_final%20for%20re-sign_HP%20Update.pdf)  
[https://planning.lacity.gov/odocument/923cfe89-a931-41c5-9ada-71c0ca9def52/684%20memo\\_final%20for%20re-sign\\_HP%20Update.pdf](https://planning.lacity.gov/odocument/923cfe89-a931-41c5-9ada-71c0ca9def52/684%20memo_final%20for%20re-sign_HP%20Update.pdf)

<sup>6</sup> [City of Campbell Ordinance 2311 - Urgency Measures to Implement Senate Bill No. 684 \(2023\)](https://lflink.campbellca.gov/LFLINK/DocView.aspx?dbid=0&id=215653&repo=CityHall)  
<https://lflink.campbellca.gov/LFLINK/DocView.aspx?dbid=0&id=215653&repo=CityHall>

<sup>7</sup> [City of Hayward Informational Page about SB 684](https://hayward-ca.gov/services/permits/small-lot-subdivisions-sb-684)  
<https://hayward-ca.gov/services/permits/small-lot-subdivisions-sb-684>

<sup>8</sup> [City of Lafayette Informational Page about SB 684](https://www.lovelafayette.org/city-hall/city-departments/planning-building/do-i-need-a/sb-684)  
<https://www.lovelafayette.org/city-hall/city-departments/planning-building/do-i-need-a/sb-684>

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SB 684 allows a city to adopt a local ordinance enabling ministerial approval of a housing development with up to 10 dwelling units, which may be subdivided ministerially into no more than 10 ownership units. For the Planning Commission's consideration, *Attachment 2* is a model ordinance for SB 684 implementation, developed by Association of Bay Area Governments (ABAG). The SB 684 Model Ordinance includes provisions that must be included in any local implementation ordinance, and also a number of optional provisions a jurisdiction may choose to incorporate. Table 1, below, includes all of the required elements of any local ordinance.

**Table 1. Required State Law Elements, as Included in ABAG Model Ordinance**

| Model Ordinance Section                                | Content                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Purpose / Authority / CEQA Findings (Sections 1-3)     | <ul style="list-style-type: none"> <li>Notes that the chapter implements Gov. Code Sections 65852.28, 65913.4.5, and 66499.41.</li> <li>Affirms ministerial approval of qualifying subdivisions and projects.</li> <li>Notes that the ordinance is not a "project" under CEQA, and is therefore exempt from CEQA.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Definitions (Section 4)                                | Includes statutory terms that appear later in the bill.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Small-Lot Subdivision – Ministerial Review (Section 5) | Requires the Planning Director to approve a parcel or tentative/final map within 60 days if all qualifying criteria are met, with no public hearing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Qualifying Criteria (Section 5)                        | <p>A project qualifies only if <b>all</b> of the following are satisfied:</p> <ul style="list-style-type: none"> <li>Parcel location/size – Urban multifamily zone on parcels less than 5 acres or vacant single-family zone parcels less than 1.5 acres.</li> <li>Max scope – fewer than 10 parcels and fewer than 10 primary units.</li> <li>Minimum lot size – 600 square feet (multifamily) or 1,200 square feet (vacant single-family).</li> <li>Legal parcel, not previously split under SB 684 or SB 9.</li> <li>Surrounded by qualified urban uses.</li> <li>Density floor – If listed in Housing Element, must meet projected units; if not listed, must achieve at least 66 % of maximum zoning density (or of Gov. Code § 65583.2(c)(3)(B), which is 30 dwelling units per acre statewide default applicable to Berkeley).</li> <li>Average new unit size must be less than 1,750 net habitable square feet.</li> </ul> |

SB 684 (2023) Small Lot Subdivision and Housing Development Implementation Planning Commission  
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| Model Ordinance Section                                   | Content                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                           | <ul style="list-style-type: none"> <li>• Tenant / Rent-controlled protections – no demolition or alteration of protected or recently occupied units; no Ellis-Act withdrawals within 15 years.</li> <li>• Exclusion areas – may not be farmland, wetlands, VHFHSZ (unless standards met), hazardous-waste sites, fault zones, floodways, etc.</li> <li>• Utilities – parcels must be served by public water and municipal sewer.</li> <li>• Title restriction – subdivision may not leave any existing dwelling on a separate title from another existing dwelling.</li> <li>• Objective-standards clause – only objective zoning/subdivision/design standards may be imposed; no minimum frontage/lot dimensions beyond those above; no mandatory HOA formation.</li> </ul> |
| Housing Development of Small Lot Subdivisions (Section 6) | <ul style="list-style-type: none"> <li>• Ministerial approval within 60 days.</li> <li>• Setbacks – 4 ft side/rear from original lot line; no interior setbacks.</li> <li>• Height – no new limit lower than base zoning for vacant single-family parcels.</li> <li>• Parking – maximum 1 space per unit; zero spaces if within half-mile walk of a major transit stop/High Quality Transit Corridor.</li> <li>• FAR caps – 1.0 (3–7 units) and 1.25 (8–10 units).</li> <li>• Waiver clause – City must waive/modify any standard that would physically preclude achieving the statutory density (at least the ten-unit project).</li> </ul>                                                                                                                                 |
| Specific Adverse Impact Test (Section 7)                  | Project or subdivision may only be denied if the City makes a written finding of a specific, quantifiable, unavoidable public-health-or-safety impact with no feasible mitigation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Severability & Effective Date (Sections 8-9)              | <ul style="list-style-type: none"> <li>• Standard severability clause.</li> <li>• Ordinance takes effect 30 days after adoption</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

**Optional Provisions for a Local SB 684 / SB 1123 Ordinance**

State law allows a jurisdiction to include additional optional provisions. These are summarized in Table 2, below. All come from the “Recommended” or “POLICY” notes in the ABAG Model Ordinance and may be adopted, modified, or omitted at the city’s discretion.

**Table 2. Optional State Law Elements, as Included in ABAG Model Ordinance**

| Model Ordinance Section                       | Optional provisions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Definitions                                   | Decide whether to define income tiers (“extremely-,” “very-,” “low-,” “moderate-income household”) and use them in local inclusionary or fee programs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Qualifying Criteria (Subdivision)             | <ul style="list-style-type: none"> <li>• ADU/JADU treatment. <ul style="list-style-type: none"> <li>o Exclude ADUs/JADUs from the 10-unit cap, and/or</li> <li>o Prohibit future ADUs/JADUs on new lots.</li> </ul> </li> <li>• Mandatory build-out — Require at least one primary dwelling on every new lot (“Development on Each Lot”).</li> <li>• Urban Lot Split ban — Prohibit subsequent § 66411.7 urban-lot-split maps on parcels created under SB 684.</li> <li>• Tenant-history affidavit — Require a signed declaration of prior tenancies and proof of no recent displacement.</li> <li>• If any existing dwelling unit is proposed to be demolished, require compliance with the replacement housing provisions of Government Code Section 66300.</li> </ul> |
| Housing Development on Small-Lot Subdivisions | <ul style="list-style-type: none"> <li>• Density requirement for waivers. Choose the required density that forces staff to waive standards that would physically preclude the project.</li> <li>• FAR maximums — Keep the template (1.0 for 3-7 units, 1.25 for 8-10) or set different ratios.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Building-Permit Stage                         | <ul style="list-style-type: none"> <li>• Recorded covenant — Require proof that the final map will record before any certificate of occupancy is issued.</li> <li>• Performance security — Set a bond/letter-of-credit requirement (up to 300 % of improvement cost) to guarantee subdivision conditions.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Enforcement (multiple sections)               | Add or tailor civil-action tools for ordinance violations and covenant breaches.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

SB 684 (2023) Small Lot Subdivision and Housing Development Implementation Planning Commission  
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Lot Design Standards - Reference Model Los Angeles Small-Lot Subdivision Ordinance

Los Angeles' Small-Lot Subdivision Ordinance includes Small Lot Design Standards (SLDS) review, which reduces the minimum lot size to 600 square feet and minimum lot width to 16 feet, allows zero interior side-yard setbacks between homes within a project, and requires common-access easements, clearly defined pedestrian pathways, and recorded maintenance agreements. It also applies 5-foot perimeter setbacks for roof decks and limits driveway widths to preserve streetscape character.

Because Los Angeles' Small-Lot Subdivision process predates SB 684, some of these standards are not permitted under SB 684, while others are allowed, provided they are objective. For example, the 16-foot minimum frontage is not allowed because SB 684 bars minimum width/frontage requirements. Table 3, below, provides an overview of these standards, and the full checklist is available on the Los Angeles City Planning webpage.<sup>9</sup>

**Table 3. Los Angeles Planning Small-Lot Subdivision Standards, Summary**

| Potential Standard                                                           | Permitted under SB 684 / SB 1123                                                                                                                                                                                                            |
|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Minimum parcel area of 600 square feet                                       | <b>Yes.</b> Statute sets this as the floor for multifamily-zoned sites (1,200 square feet for vacant single-family lots). Cities may adopt smaller lot size requirements (cities may allow smaller parcels but cannot require larger ones). |
| Zero interior setbacks between buildings on new lots                         | <b>Yes.</b> Cities may not require greater interior setbacks.                                                                                                                                                                               |
| Minimum parcel frontage (lot width)                                          | <b>No.</b> Gov. Code 66499.41(b)(1) specifies that a qualifying project "is not required to comply with any minimum requirement on the size, width, depth, or frontage of an individual parcel beyond the minimum parcel size."             |
| Pedestrian pathway from street                                               | <b>Yes.</b> This is a site-planning feature, not a parcel-dimension rule.                                                                                                                                                                   |
| Single shared driveway / max one curb cut                                    | <b>Yes.</b> Access design standards are allowed if objective.                                                                                                                                                                               |
| Recorded maintenance covenants                                               | <b>Yes.</b> Cities may require objective long-term maintenance provisions.                                                                                                                                                                  |
| Façade articulation, roof modulation, open-space ratios, tree planting, etc. | <b>Yes,</b> provided the standards are objective and do not physically preclude achieving the required density (Gov. Code 65852.28(b)(2)).                                                                                                  |

<sup>9</sup> [Los Angeles City Planning Small Lot Design Standards](https://planning.lacity.gov/odocument/01d4a580-f174-4a97-b144-9b3c98616ddf/SmallLotDesignStandards.pdf)  
<https://planning.lacity.gov/odocument/01d4a580-f174-4a97-b144-9b3c98616ddf/SmallLotDesignStandards.pdf>

### ***Policy Questions***

The Planning Commission is asked to consider the optional provisions discussed above, including state-law references and possible Lot-Design Standards, and provide direction on each.

#### ***Optional Provisions for a Local SB 684 / SB 1123 Ordinance***

##### **Income-Tier Definitions**

- Should the ordinance add local definitions for "Lower-Income Household" and "Very Low Income Household"?

##### **Future ADUs/JADUs on New Lots**

- Should the ordinance prohibit new ADUs or JADUs on parcels created through SB 684?

##### **Mandatory Build-Out**

- Should each and every newly created lot be required to contain or build at least one primary dwelling unit?

##### **Subsequent Urban Lot Split Prohibition**

- Should parcels created under SB 684 be barred from subsequent SB 9 lot splits?

##### **Tenant-History Affidavit**

- Should applicants be required to submit a declaration of prior tenancies and certify no recent displacement?

##### **Density Threshold for Waiving Standards**

- What minimum density (e.g., 30 du/ac) should trigger the waiver of local standards that would physically preclude development?

##### **Floor-Area-Ratio (FAR) Caps**

- Should the default FAR limits (1.0 for 3-7 units; 1.25 for 8-10 units) be retained or adjusted?

##### **Recorded Covenant Before C of O**

- Should proof of final-map recordation be required before a certificate of occupancy is issued?

##### **Performance Security**

- Should applicants post a bond or letter of credit (up to 300 % of improvement costs) to guarantee subdivision conditions?

##### **Enforcement Tools**

- Should the City add or customize civil-action remedies for violations of the SB 684 ordinance and related covenants?



SB 684 (2023) Small Lot Subdivision and Housing Development Implementation      Planning Commission  
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### Small-Lot Design Standards

BMC Title 21 currently contains only general design criteria (street frontage, lot depth, improvement standards) written for conventional subdivisions. Berkeley lacks objective standards tailored to the very small parcels that SB 684 will enable. Staff seeks direction on whether to draft Berkeley-specific small-lot design standards—for example:

- Minimum parcel size or width beyond the statutory 600 sq ft floor
- Perimeter setbacks, building separation, and height transitions to adjacent lots.
- Requirements for shared driveways, pedestrian access, and utility easements.
- Private versus common open-space ratios.
- Recorded maintenance or homeowners-association provisions for shared elements.

Should staff return with draft objective design standards for inclusion in the local SB 684 ordinance, or rely on the baseline statutory criteria alone? Feedback will guide the next ordinance draft.

### ENVIRONMENTAL REVIEW

There are no identifiable environmental effects or opportunities associated with this informational report.

### NEXT STEPS

Staff would be drafting a local SB 684/SB 1123 ordinance that integrates the new ministerial subdivision provisions into BMC Title 21, cross-references Berkeley's Demolition and Dwelling-Unit Protections (BMC 23.326), and identifies any optional, objective small-lot design standards for Commission consideration.

With the Planning Commission's feedback tonight, staff will work on preparing a complete ordinance package, circulate it for inter-departmental and public review, and return for a noticed public hearing and with recommendation. Following Commission action, staff would move forward with the required steps for final adoption of any BMC amendments by the City Council.

### CONTACT PERSON

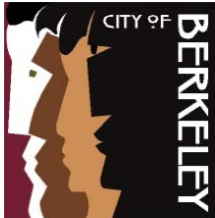
Branka Tatarevic, Planning and Development Department, 510-981-7472

### **ATTACHMENTS**

1. Referral to Implement SB 684
2. ABAG SB 684 Implementation Model Ordinance
3. City of Los Angeles Small Lot Design Standards

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Councilmember Rashi Kesarwani

**CONSENT CALENDAR**

January 21, 2025

**TO:** Honorable Mayor Adena Ishii and Members of the City Council

**FROM:** Councilmember Rashi Kesarwani (Author)

**SUBJECT:** Expanding Homeownership Opportunities for Middle-Income Earners

**RECOMMENDATION**

Refer to the City Manager to develop modifications to Berkeley Municipal Code Title 21 (Subdivisions) and refer to the City Manager and Planning Commission to develop modifications to Title 23 (Zoning) to enhance ownership opportunities for middle housing—in alignment with unanimous Council direction for a Middle Housing Ordinance and allowances under Chapter 783, Statutes of 2023 (S.B. 684, Caballero).

**CURRENT SITUATION AND ITS EFFECTS**

***High Housing Costs Are Harming Berkeley's Middle Income Earners Like Nurses, Firefighters, and Teachers.*** The nine-county Bay Area region is facing an acute shortage of homes affordable for working families, reflecting the broader statewide shortage of 3.5 million homes across California.<sup>1</sup> In the Bay Area, only one new home is added for every 3.5 jobs created, exacerbating the housing shortage.<sup>2</sup> In Berkeley, the median sale price of a home is \$1.4 million, a figure that places immense strain on low-, moderate-, and middle-income households. As a result, California has the second-lowest homeownership rate in the nation, reflecting the growing affordability gap.<sup>3</sup> The Bay Area is among the most expensive housing

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<sup>1</sup> Woetzel, J., Mischke, J., Peloquin, S., and Weisfield, D. (2016, October). A Toolkit to Close California's Housing Gap: 3.5 Million Homes by 2025. McKinsey Global Institute, <https://www.mckinsey.com/featured-insights/urbanization/closing-californias-housing-gap>

<sup>2</sup> Metropolitan Transportation Commission. (2018). Vital Signs. <http://www.vitalsigns.mtc.ca.gov/>

<sup>3</sup> iProperty Management. (2022, October). Home Ownership Rates By State. <https://ipropertymanagement.com/research/homeownership-rate-by-state>

markets in the U.S., with prices roughly 2.5 to 3.5 times higher than the national median. For a Bay Area family to afford the principal, interest, taxes, and insurance payments on a median-priced home of \$1.4 million, they would need to earn more than \$300,000 annually, assuming they can make a 20 percent down payment.<sup>4</sup> This cost barrier means that many public employees, including nurses, firefighters, and teachers, cannot afford to buy homes. While the Berkeley Unified School District is planning to develop more than 100 units of teacher housing, the demand still outpaces the supply. According to a 2017 Berkeley Unified School District (BUSD) survey, 69 percent of teachers and staff believed that high housing costs would impact their ability to remain in their BUSD positions.<sup>5</sup> Since most teachers are not classified as low-income, they do not qualify for affordable housing units. With few subsidies available, middle-income families often must rely on the private market for housing in the Bay Area, further deepening the affordability crisis.

***Middle Housing Ownership Options Can Give Middle Income Earners the Opportunity to Stay in Berkeley and Build Wealth.*** Many Americans, particularly middle income and younger households, are increasingly seeking smaller, more affordable, and diverse homeownership options as single family home prices continue to rise.<sup>6</sup> Middle housing options—including duplexes, triplexes, and fourplexes—can provide a more attainable entry point to homeownership for middle- and lower-income families in Berkeley. According to the U.S. Census American Community Survey, median household income for middle housing types was much lower than for single-family homes, as shown in Exhibit 1.<sup>7</sup> This pattern suggests that smaller multifamily housing can offer more affordable options for a wider range of income levels. The data underscore the potential of middle housing to provide affordable homeownership opportunities, helping middle-income families stay in Berkeley and build wealth in a challenging housing market.

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<sup>4</sup> Prakash, Anushka. (2024, February). Home Buyers Need to Earn \$47,000 More Than in 2020. Zillow. <https://www.zillow.com/research/buyers-income-needed-33755/>

<sup>5</sup> Berkeley Unified School District. (2017). Board of Education Approves Berkeley Adult School Parking Lot as Site for Educator Housing. <https://www.berkeleyschools.net/2021/02/board-of-education-approves-berkeley-adult-school-parking-lot-as-site-for-educator-housing/>

<sup>6</sup> Harvard's Joint Center for Housing Studies. (2021). The State of the Nation's Housing. [https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard\\_JCHS\\_State\\_Nations\\_Housing\\_2021.pdf](https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard_JCHS_State_Nations_Housing_2021.pdf)

<sup>7</sup> American Community Survey. (2017-2022). Public Use Microdata Set. US Census.

**Exhibit 1: Median Household Income for Middle Housing Types is Significantly Lower than Median Household Income for Single-Family Homes**

| Median Income in Housing By Year Built & Density: Berkeley & Albany 2017 - 2022 ACS Microdata |              |              |              |              |              |
|-----------------------------------------------------------------------------------------------|--------------|--------------|--------------|--------------|--------------|
|                                                                                               | Pre-1950     | 1950-1969    | 1970-1989    | 1990-2009    | 2010-        |
| Single-family detached                                                                        | \$189,258.43 | \$165,280.91 | \$120,095.89 | \$216,669.57 | \$225,410.84 |
| Single-family attached                                                                        | \$134,389.27 | \$186,637.84 | \$153,046.07 | \$104,387.94 | \$190,075.78 |
| 2-4 units                                                                                     | \$119,151.43 | \$67,601.07  | \$61,408.32  | \$54,760.54  | \$46,795.45  |
| 5-19 units                                                                                    | \$54,080.86  | \$57,614.32  | \$56,837.16  | \$69,186.01  | \$33,510.30  |
| 20-49 units                                                                                   | \$35,140.16  | \$52,419.21  | \$43,777.06  | \$35,566.36  | \$48,179.16  |
| 50+ units                                                                                     | \$49,070.72  | \$32,495.92  | \$76,961.53  | \$34,113.76  | \$75,567.55  |

Source: American Community Survey, 2017-2022, as analyzed by Darrell Owens

**BACKGROUND**

**Senate Bill 684 Creates Opportunity to Enhance Ownership Options for Middle-Income Earners.** . . In 2023, the California State Legislature passed Senate Bill 684 (Caballero) to address the shortage of homeownership opportunities across the state.<sup>8</sup> This bill mandates that local agencies review, in a ministerial (non-discretionary) manner, parcel maps or tentative and final maps for housing development projects that meet specific criteria.<sup>9</sup>

Key site and project criteria of SB 684 include:

- The subdivision results in 10 or fewer parcels.
- The development includes no more than 10 residential units.
- The area is zoned for multi-family development and is less than five acres.
- The project was not created under the ministerial subdivision authority in Senate Bill 9 (Cal. Gov. Code Sec. 66411.7).
- The subdivision must not create new lots smaller than 600 square feet, unless the local agency has approved smaller minimum parcel sizes.
- The resulting housing will be simple ownership lots, part of a common interest development or cooperative or owned by a community land trust.
- The housing development must meet specific affordability criteria, providing either the projected number of low- or very-low-income units for the parcel, or if not listed in the Housing Element, must comply with the maximum allowable residential density.

<sup>8</sup> Caballero, Anna. (2024). Senate Bill 684.

[https://leginfo.ca.gov/faces/billNavClient.xhtml?bill\\_id=202320240SB684](https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=202320240SB684)

<sup>9</sup> Sarjapur, Melinda. (2024). SB 684—How to Apply New State Law Allowing Ministerial Approval for up to 10-Lot Subdivisions on Small Lots

<https://static1.squarespace.com/static/5f2c2d67c58236227115e0de/t/66a3d0be22486b760b9eb302/1722011839196/Casita-Coalition-Reuben-Junius-Rose-SB-684-final-memo-0725204.pdf>

- The average total floor area cannot exceed 1,750 net habitable square feet.

Projects must comply with objective zoning, design and subdivision criteria that do not conflict with SB 684. Additionally, a local agency may not apply certain standards, such as:

- Density standards that would prohibit low-income housing.
- Minimum lot size requirements, beyond the 600 square foot minimum.
- Additional setbacks between the units, beyond those required by the Building Code.
- Enclosed or covered parking
- Side and rear setbacks greater than those allowable under Senate Bill 9 (four feet for new structures)
- Floor Area Ratio ("FAR") limits that are less than the following:
  - For 3 to 7 units, a FAR that is less than 1.0
  - For 8 to 10 units, a FAR that is less than 1.25

***... Requiring Berkeley to Amend the Municipal Code to Enhance Availability of SB 684 Ownership Options, Given Council Direction for a Middle Housing Ordinance.*** In a 2022 study, the Turner Center published research that indicated that lack of clarity around subdivision is a driving force for developers abandoning ownership models in favor of more predictable and less-risky rental development.<sup>10</sup> To address the Bay Area's housing crisis and promote more affordable ownership opportunities, amendments to the Berkeley Municipal Code are needed to allow for the development of middle housing ownership opportunities through subdivision of parcels. By creating more diverse housing options, Berkeley can attract and retain a diverse workforce, lower housing costs, and increase affordability for a wider range of residents.

#### **RATIONALE FOR RECOMMENDATION**

Amending the Berkeley Municipal Code to align with unanimous Council direction for a Middle Housing Ordinance and Senate Bill 684 is essential to addressing the city's acute housing affordability crisis. Berkeley's current median home price of \$1.4 million creates insurmountable barriers for middle-income families who are critical to the community's functioning. Senate Bill 684 offers a framework to streamline the approval of small-scale housing developments, ensuring affordability while expanding ownership opportunities. By modifying Title 21 and potentially Title 23 to enable greater middle housing ownership options, Berkeley can expand entry-level homeownership opportunities for middle-income earners. These changes will support a more equitable housing market, foster a diverse workforce, and align with Berkeley's broader goals of sustainable and inclusive growth.

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<sup>10</sup> Garcia, Alameldin, Metcalf, and Fulton. (2022, December). Unlocking the Potential of Missing Middle Housing. UC Berkeley Turner Center for Housing Innovation. <https://turnercenter.berkeley.edu/wp-content/uploads/2022/12/Missing-Middle-Brief-December-2022.pdf>

**FISCAL IMPACTS**

Staff time to amend various sections of the Berkeley Municipal Code.

**ENVIRONMENTAL SUSTAINABILITY**

Creating denser, smaller-scale housing options maximizes land use efficiency, reduces the need for long commutes, and promotes walkable, transit-oriented neighborhoods. This can significantly lower greenhouse gas emissions by reducing reliance on cars and encouraging more energy-efficient housing designs. Additionally, utilizing existing infrastructure for compact development minimizes environmental impacts associated with new construction on undeveloped land, preserving green space and biodiversity.

**CONTACT PERSON**

Councilmember Rashi Kesarwani

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**DISCLAIMER:** This document is intended solely as a technical overview of SB 684 (2023), as amended by SB 1123 (2024). It is not legal advice regarding any jurisdiction's specific policies or any proposed subdivision or housing development project. Local staff should consult with their city attorney or county counsel when determining the applicability and form of these provisions.

## SB 684 Model Ordinance

**NOTE:** Unless otherwise noted, provisions in this document reflect the required provisions in SB 684, as amended by SB 1123. "Recommended" provisions are suggestions to clarify ambiguities in the statute, assist in enforcement, or are optional in SB 684 as amended by SB 1123, but recommended depending on the local agency's policy decisions. "Policy" provisions are optional provisions in the statute for local agencies to consider. A [Template Application Review Checklist](#) is provided to accompany this model ordinance.

This model ordinance has been updated to reflect the updates made to SB 684 by SB 1123 (2024). SB 1123 becomes operational on July 1, 2025.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE [CITY/COUNTY] OF [XX] AMENDING THE MUNICIPAL CODE TO UPDATE THE CITY'S DENSITY BONUS ORDINANCE TO REFLECT CHANGES MADE IN STATE LAW.**

**WHEREAS**, on October 11, 2023, Senate Bill 684 (Chapter 783, Statutes of 2023) was approved by the Governor of the State of California and filed with the Secretary of State, adding to the Government Code Sections 65852.28, 65913.4.5, and 66499.41, allowing ministerial approval of a subdivision of 10 or fewer parcels and 10 or fewer residential units that meet specified requirements, effective July 1, 2024; and

**WHEREAS**, the California legislature subsequently enacted Senate Bill 1123 (Chapter 294, Statutes of 2024), signed by the Governor of the State of California on September 19, 2024 and filed with the Secretary of State, which amends Government Code Sections 65852.28 and 66499.41 to, among other things, expand the ministerial approval process to certain vacant single-family zoned lots and make clarifying changes to the provisions enacted by SB 684, with such amendments becoming operative on July 1, 2025; and

**WHEREAS**, state law allows a local agency to adopt an ordinance to implement the provisions in Senate Bill 684 as subsequently amended by Senate Bill 1123; and

**WHEREAS**, the [City/County of \_\_\_\_\_ (the "City"/the "County")] has implemented land use policies based on the [City/County]'s General Plan, which provide an overall vision for the community and balance important community needs, and the [City/County] seeks to ensure

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that Senate Bill 684, as amended by Senate Bill 1123, projects are consistent with those policies; and

**WHEREAS**, the proposed amendments to the [City of \_\_\_\_\_ Municipal Code/County of \_\_\_\_\_ County Code] implement requirements of state law and add local policies that are consistent with the state law and implement the [City/County]'s General Plan; and

**WHEREAS**, the Planning Commission of the [City/County of \_\_\_\_] held a duly and properly noticed public hearing on [date], to take public testimony and recommended the [City Council/Board of Supervisors] adopt the proposed ordinance; and

**WHEREAS**, the [City Council/Board of Supervisors] has found that the provisions of this ordinance are consistent with the goals and policies of the [City/County]'s General Plan; and

**WHEREAS**, the proposed code amendments are intended to implement Senate Bill 684 and Senate Bill 1123 and are not considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code, as provided in Government Code Sections 65852.28(e), 65913.4.5(b), and 66499.41(i).

**NOW, THEREFORE, THE [CITY COUNCIL OF THE CITY OF XX/BOARD OF SUPERVISORS OF THE COUNTY OF XX] DOES ORDAIN AS FOLLOWS:**

**SECTION 1. Purpose.** The purpose of this chapter is to provide objective zoning standards for small lot subdivisions with 10 or fewer units , to implement the provisions of state law as reflected in Government Code Section 65852.28, Section 65913.4.5, and Section 66499.41, and to facilitate the development of new residential housing units consistent with the [City/County]'s General Plan and ensure sound standards of public health and safety.

**SECTION 2. CEQA Findings.** The proposed [Municipal/County Code] amendment has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq*) ("CEQA"). The [City Council/Board of Directors] has determined that the text amendment in this ordinance is not a project under CEQA pursuant to Government Code Sections 65852.28(e), 659.13.4.5(b), and 66499.41(i) and thus is not subject to further environmental review under CEQA.

**SECTION 3. Authority.** The [City Council/Board of Supervisors] enacts this ordinance under the authority granted to cities by Article XI, Section 7 of the California Constitution and Government Code Sections 65852.28, 65913.4.5, and 66499.41.



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**SECTION 4. Definitions.**

- A. **[Recommended provision]** “Extremely low-income household” has the meaning set forth in Health & Safety Code Section 50106.
- B. **[Recommended provision]** “Lower-income household” has the meaning set forth in Health & Safety Code Section 50079.5.
- C. **[Recommended provision]** “Moderate income household” has the meaning set forth in Health & Safety Code Section 50093.
- D. “Net habitable square feet” has the meaning set forth in Government Code Section 66499.41(a)(6).
- E. “Qualified urban use” has the meaning set forth in Public Resources Code Section 21072.
- F. “Substantially surrounded” has the meaning set forth in Public Resources Code Section 21159.25.
- G. “Vacant” has the meaning set forth in Government Code Section 66499.41(a)(2)(A)(ii).
- H. **[Recommended provision]** “Very low-income household” has the meaning set forth in Health & Safety Code Section 50105.

**SECTION 5. Small Lot Subdivision.**

- A. The **[Director]** shall ministerially review, without a hearing, an application for a parcel map or a tentative and final map for a housing development project, and shall approve the application if the criteria in Government Code Section 66499.41 and this section are satisfied.
- B. **Qualifying Criteria.** Within 60 days from the receipt of a complete application, the **[Director]** shall determine if the parcel map or tentative and final map for the subdivision meets all the following requirements:
  - 1. The parcel is one of the following:
    - a. Located within one of the following multi-family residential zones: **[list of applicable zones]**; or
    - b. Vacant and located within one of the following single-family residential zones: **[list of applicable zones]**.
  - 2. The proposed subdivision will result in 10 or fewer parcels and the housing development project on the lot proposed to be subdivided will contain 10 or

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fewer residential units [include this provision if electing to allow ADUs/JADUs on parcels created by this statute – “not including any permitted accessory dwelling units or junior accessory dwelling units”].

3. The lot is substantially surrounded by qualified urban uses and meets the following maximum lot area requirements:
  - a. No larger than five acres, if the lot is zoned for multi-family residential; or
  - b. No larger than one and one-half acres, if zoned for single-family residential.
4. The lot is a legal parcel.<sup>1</sup>
5. The lot was not established pursuant to this Section [identify municipal/county code this is in] or an urban lot split pursuant to Government Code Section 66411.7 and Section [include municipal/county code section if it exists].
6. The newly created parcels meet the following minimum lot area requirements<sup>2</sup>:
  - a. No smaller than 600 square feet if zoned for multi-family residential; or
  - b. No smaller than 1,200 square feet if zoned for single-family residential.
7. The housing units on the lot proposed to be subdivided are one of the following:
  - a. Constructed on fee simple ownership lots;
  - b. Part of a common interest development;
  - c. Part of a housing cooperative, as defined in Civil Code Section 817;
  - d. Constructed on land owned by a community land trust meeting the requirements of Government Code Section 66499.41; or
  - e. Part of a tenancy in common, as described in Civil Code Section 685.

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<sup>1</sup> Note this section only applies if the parcel is located in an incorporated city, the boundaries of which include some portion of an urbanized area, or an urbanized area/urban cluster in a county with a population greater than 600,000 based on the most recent US Census Bureau data. See Government Code Section 66499.41 for definition of Urbanized Area and Urban Cluster.

<sup>2</sup> Local agencies may allow for a smaller minimum parcel size if they desire.

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8. The proposed development must meet one of the following<sup>3</sup>:
  - a. If the parcel is identified in the Housing Element for the current planning period, the development must result in at least as many units as projected for the parcel in the Housing Element. If the parcel is identified to accommodate low- or very-low income households, the development must result in at least as many low- or very-low income units as projected in the Housing Element. These units shall be subject to a recorded affordability restriction of at least 45 years.
  - b. If the parcel is not identified in the Housing Element for the current planning period, the development must result in 66 percent of the maximum allowable residential density specified in the zoning district in which the parcel is located or 66 percent of the applicable residential density specified in Government Code Section 65583.2(c)(3)(B), whichever is greater. If the zoning district in which the parcel is located does not specify a maximum allowable density, then the development must result in 66 percent of the applicable residential density specified in Government Code Section 65583.2(c)(3)(B).
9. The average total area of floorspace for the proposed housing units on the lot proposed to be subdivided does not exceed 1,750 net habitable square feet.
10. The housing development project on the lot proposed to be subdivided complies with Section [include section where city/county inclusionary zoning ordinance is located. If city/county does not have an inclusionary zoning ordinance, remove this subsection].
11. The housing development project on the lot proposed to be subdivided would not require demolition or alteration of any of the following types of housing:
  - a. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low-, very low-, or extremely low-income.
  - b. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

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<sup>3</sup> Note that the statute requires the housing element to be in substantial compliance with Housing Element law. This ordinance assumes the Housing Element is substantially compliant and does not add this qualifier in the ordinance.

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- c. Housing occupied by tenants within the five years preceding the date of the application, including housing that has been demolished or that tenants have vacated prior to the submission of the application for a development permit.
  - d. A parcel on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 of the Government Code to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.
12. The lot being subdivided is not located on a site that is any of the following:
- a. Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.
  - b. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).
  - c. Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178 of the Government Code, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code.
  - d. A hazardous waste site that is listed pursuant to Section 65962.5 of the Government Code or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to former Section 25356 of the Health and Safety Code, unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.
  - e. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building

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code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by the building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2 of the Government Code.

- f. Within a special flood hazard area subject to inundation by the 1-percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph, the [city/county] shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by the [city/county] that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met: (1) the site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the [city/county]; or (2) the site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.
- g. Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the [city/county] shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by the [city/county] that is applicable to that site.

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- h. Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.
  - i. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).
  - j. Lands under conservation easement.
13. The proposed subdivision shall conform to all applicable objective requirements of the Subdivision Map Act (commencing with Government Code Section 66410), except as otherwise expressly provided in this chapter and Government Code Section 66499.41.
14. The proposed subdivision complies with all applicable standards established in Section [list code section for housing development below] and Government Code Section 65852.28.
15. The parcels created pursuant to this Section must be served by a public water system and a municipal sewer system.
16. The proposed subdivision will not result in any existing dwelling unit being alienable separate from the title to any other existing dwelling unit on the lot.
17. The development proposed on the parcels complies with all objective zoning standards, objective subdivision standards, and objective design review standards applicable to the parcel as provided in the zoning district in which the parcel is located,<sup>4</sup> except that a proposed housing development is not required to comply with either a minimum requirement on size, width, depth, frontage, or

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<sup>4</sup> Local agencies may wish to specify which ordinance(s) or code section(s) designate these objective standards.

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dimensions of an individual parcel beyond the minimum parcel size specified in Section 6 [above] or the formation of a homeowners' association, except as required by the Davis-Stirling Common Interest Development Act (Part 5 (commencing with Section 4000) of Division 4 of the Civil Code).

18. [Recommended provision] If any existing dwelling unit is proposed to be demolished, the applicant will comply with the replacement housing provisions of Government Code Section 66300(d).

**[POLICY CONSIDERATIONS: The following are included in the statute as things the local agency may do, but is not required to do. These provisions could be added in the text, above, in a new section located after Section B.]**

- C. [A local agency should consider whether it wants to require development of housing on each of the lots created pursuant to this statute. If yes, suggest the following be added:]  
“**Development on Each Lot.** At least one residential structure in compliance with applicable provisions of the California Building Standards Code [or including municipal/county code section] must be developed on each resulting parcel that does not already contain an existing legally permitted residential structure or is reserved for internal circulation, open space, or common area.”
- D. [A local agency should consider whether it wants to allow accessory dwelling units (ADU) and/or junior accessory dwelling units (JADU) on the parcels created by this statute. If no, the following text should be added:]  
“**Prohibition of Accessory Dwelling and Junior Accessory Dwelling Units.** An accessory dwelling unit or junior accessory dwelling unit shall not be permitted on a parcel created through this chapter.”
- E. [Local agency should consider whether it wants to allow further subdivision by an Urban Lot Split. If it does not, the following text should be added:]  
“**Prohibition of Urban Lot Splits.** A parcel created under this chapter may not be further subdivided pursuant to an urban lot split under Section [municipal/county code for Urban Lot Splits] or Government Code Section 66411.7.”
- F. [Recommended provision] **Declaration of Prior Tenancies.** If any existing housing is proposed to be demolished, the owner of the property proposed for the subdivision shall sign an affidavit, in the form approved by the [Director/city attorney/county counsel], stating that none of the conditions listed in Section 11 above exist and shall provide a comprehensive history of the occupancy of the units to be altered or demolished for the past five years on a form approved by the [Director].

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- G. Specific Adverse Impacts.** In addition to the criteria listed in this section, a subdivision proposed under this chapter may be denied if the [Director] makes a written finding, based on a preponderance of the evidence, that the proposed subdivision or proposed housing development project would have a specific, adverse impact upon public health and safety, for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. A “specific adverse impact” is a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or general plan land use designation and eligibility to claim a welfare exemption are not specific health or safety impacts.
- H. [Recommended provision<sup>5</sup>] Enforcement.** The [city attorney/county counsel] shall be authorized to abate violations of this chapter and to enforce the provisions of this chapter and all implementing agreements and affidavits by civil action, injunctive relief, and any other proceeding or method permitted by law. Remedies provided for in this chapter shall not preclude the [City/County] from any other remedy or relief to which it otherwise would be entitled under law or equity.

#### **SECTION 6. Housing Development of Small Lot Subdivisions.**

- A.** The [Director] shall ministerially review, without a hearing, an application for a housing development project on a lot that is subdivided pursuant to Section [municipal/county code section for small lot subdivision above] and Government Code Section 66499.41, and shall approve the application if the criteria in Government Code Section 65852.28 and this section are satisfied.
- B. Qualifying Criteria.** Within 60 days from the receipt of a complete application, the [Director] shall determine if the housing development project meets all the following requirements:
1. The proposed housing development is on a lot created in accordance with Section [municipal/county code section above for subdivision] and Government Code Section 66499.41.
  2. The proposed housing development complies with all objective zoning standards, objective subdivision standards, and objective design review

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<sup>5</sup> An enforcement mechanism is recommended. Sample language is provided if it is needed, however, this could be omitted if there is a global enforcement mechanism in the zoning code, or a citation to where enforcement is provided.



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standards applicable to the parcel as provided in the zoning district in which the parcel is located<sup>6</sup> that do not conflict with Section [municipal/county code section above for subdivision] and Government Code Sections 65852.28 and 66499.41; provided, however:

- a. The [Director], or their designee, shall modify or waive any standard if the standard would have the effect of physically precluding the construction of the development project at [10/15/20/30]<sup>7</sup> dwelling units per acre<sup>8</sup>. Any modifications of development standards shall be the minimum modification necessary.
  - b. No setback between the units is required, except as provided in the California Building Code (Title 24 of the California Code of Regulations).
  - c. Required rear and side yard setbacks from the original lot line shall equal four feet, except that no setback shall be required for an existing legally created structure or a structure constructed in the same location and to the same dimensions as an existing legally created structure.
  - d. For development on a vacant lot zoned for single-family residences, no height limit may be applied that is less than what is allowed per the existing zoning designation applicable to the lot.
3. **Parking.** One parking space,<sup>9</sup> which may be uncovered or not enclosed, shall be required per unit constructed on a parcel created pursuant to the procedures in this section, except that no parking may be required where the parcel is located within one-half mile walking distance of either a stop located in a high-quality

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<sup>6</sup> Local agencies may wish to specify which ordinance(s) or code section(s) designate these objective standards.

<sup>7</sup> Housing should be allowed at densities specified in Government Code Section 65583.2: 10 dwelling units per acre for an unincorporated area in a nonmetropolitan county; 15 dwelling units per acre for both an incorporated city in a nonmetropolitan county and a micropolitan area in an unincorporated nonmetropolitan county; 20 dwelling units per acre for a suburban jurisdiction; 30 dwelling units per acre for a jurisdiction in a metropolitan county.

<sup>8</sup> Local agency may adopt a greater density; if a greater density is applicable, this paragraph should be modified.

<sup>9</sup> Agencies may reduce parking standards if desired.

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transit corridor, as defined in Public Resources Code Section 21155(b), or a major transit stop, as defined in Public Resources Code Section 21064.3.

4. **Floor Area Ratio Standards.** The following floor area ratios shall apply<sup>10</sup>:

- a. For a housing development project consisting of three to seven units, inclusive, the floor area ratio is 1.0.
- b. For a housing development project consisting of eight to 10 units, inclusive, the floor area ratio is 1.25.

**C. Specific Adverse Impacts.** In addition to the criteria listed in this section, a proposed housing development may be denied if the building official makes a written finding, based on a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact upon public health and safety or the physical environment, for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. A “specific adverse impact” is a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or general plan land use designation and eligibility to claim a welfare exemption are not specific health or safety impacts.

**D. [Recommended provision<sup>11</sup>] Enforcement.** The [city attorney/county counsel] shall be authorized to abate violations of this chapter and to enforce the provisions of this chapter and all implementing agreements and affidavits by civil action, injunctive relief, and any other proceeding or method permitted by law. Remedies provided for in this chapter shall not preclude the [city/county] from any other remedy or relief to which it otherwise would be entitled under law or equity.

**SECTION 7. Building Permits for Housing Development of Small Lot Subdivisions**

**A.** The [Building Official] shall issue a building permit for one or more residential units that are part of a housing development project on a lot that is subdivided pursuant to Section [municipal/county code section for small lot subdivision above] and Government Code Section 66499.41, and shall approve the application if the criteria in

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<sup>10</sup> These FARs are minimums. Local agency may provide greater FARs if desired.

<sup>11</sup> An enforcement mechanism is recommended. Sample language is provided if it is needed, however, this could be omitted if there is a global enforcement mechanism in the zoning code, or a citation to where enforcement is provided.

Internal

Government Code Section 65852.28 and this section are satisfied and has met the following criteria:

1. The applicant has received a tentative map or parcel map approval for the subdivision.
  2. The applicant has submitted a complete building permit application.
- B.** Any dedication, improvement, and sewer requirements identified in the approved tentative map or parcel map or its conditions of approval shall be guaranteed to the [City/County]'s satisfaction.
- C.** [Recommended provision] The applicant must submit proof, to the satisfaction of the [Director/city attorney/county counsel], of a recorded covenant and agreement enforceable by the [city/county] that the applicant agrees the building permit is issued on condition that a certificate of occupancy or equivalent final approval for the building will not be issued unless the final map has been recorded.
- D.** [Recommended provision] The applicant shall provide security to ensure faithful performance of the requirements identified in the approved tentative or parcel map or its conditions of approval in the form of bonds, an instrument of credit from one or more financial institutions subject to regulation by the state or federal government and pledging that the sufficient funds necessary to carry out the act or agreement are on deposit and guaranteed for payment, or a letter of credit from such a financial institution. The amount of the security shall be [an amount not more than 300%] of the total estimated cost of improvements or acts to be performed.
- E. Specific Adverse Impacts.** In addition to the criteria listed in this section, issuance of a building permit may be denied if the Building Official makes a written finding, based on a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact upon public health and safety or the physical environment, for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. A "specific adverse impact" is a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or general plan land use designation and eligibility to claim a welfare exemption are not specific health or safety impacts.

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- F. **[Recommended provision<sup>12</sup> Enforcement.** The [city attorney/county counsel] shall be authorized to abate violations of this chapter and to enforce the provisions of this chapter and all implementing agreements and affidavits by civil action, injunctive relief, and any other proceeding or method permitted by law. Remedies provided for in this chapter shall not preclude the [city/county] from any other remedy or relief to which it otherwise would be entitled under law or equity.

**SECTION 8. Severability.** <sup>13</sup> If any section, subsection, paragraph, sentence, clause or phrase of the Ordinance, or its application to any person or circumstance, is for any reason held to be invalid and unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Ordinance, or its application to any other person or circumstance. The [City Council/Board] declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases hereof be declared invalid or unenforceable.

**SECTION 9. Effective Date.** This Ordinance shall take effect and be in force 30 days from and after its adoption. (*Note: If Coastal Commission approval is required, use following alternate language, "This Ordinance shall take effect upon approval of the California Coastal Commission."*)

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<sup>12</sup> An enforcement mechanism is recommended. Sample language is provided if it is needed, however, this could be omitted if there is a global enforcement mechanism in the zoning code, or a citation to where enforcement is provided.

<sup>13</sup> A severability section should be included; however, the city/county should use language consistent with what is normally included in their ordinances. Sample language is provided here if it is needed.

Internal

**INTRODUCED AND FIRST READ** at a regular meeting of the [City Council of the City of XX/Board of Supervisors of the County of XX] held on the on the \_\_\_\_ day of \_\_\_\_\_, 202\_; and thereafter **PASSED AND ADOPTED** at a regular meeting of the [City Council of the City of XX/Board of Supervisors of the County of XX], California, on the \_\_\_\_ day of \_\_\_\_\_, 202\_, by the following vote:

AYES: [Councilmembers/Supervisors] –

NOES: [Councilmembers/Supervisors] –

ABSENT: [Councilmembers/Supervisors] –

---

[Mayor/Chair]

**ATTEST:**

---

[NAME]

[CITY/COUNTY CLERK]

**APPROVED AS TO FORM:**

---

[NAME]

[CITY ATTORNEY/COUNTY COUNSEL]



# Small Lot Design Standards

An Illustrated Guide for  
Small Lot Design Standards

City of Los Angeles  
Adopted March 22, 2018



# Small Lot Design Standard

An Illustrated Guide for  
Small Lot Design Standards



# SMALL LOT DESIGN STANDARDS

## ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

### OVERVIEW

#### INTRODUCTION

In 2005, the City of Los Angeles adopted the Small Lot Subdivision Ordinance (“Ordinance”) which introduced a new housing typology to the City. The new housing type, a small lot home, was enabled by the Ordinance’s subdivision regulations that permitted fee-simple homeownership of homes located on conventionally smaller lots and in zones where apartment units would be permitted by-right. Such permitting regulations included reduced minimum lot areas, setback and passageway requirements, and the altogether elimination of standardized open space and guest parking requirements. As a result, the Small Lot Subdivision Ordinance enabled new infill housing development, presented as a hybrid between single- and multi-family housing, that has been a smart growth alternative to traditional suburban style single-family subdivisions.

While the Ordinance created new homeownership opportunities to the traditional single-family or condominium, small lot projects faced challenges related to spatial planning and neighborhood compatibility. After over ten years of implementation of the Ordinance, and in response to Council motions, project appeals and ongoing community discussion, the Department of City Planning has updated the regulations and procedures for small lot subdivisions. The intent of the Update was to equip the City with the tools necessary to review and revise proposed small lot subdivisions with the overarching goal to improve a project’s compatibility with existing by-right zoning and neighborhood contexts.

The Update consisted of amending the Ordinance to: 1) recognize a clear set of map standards to be discretionarily administered to all small lot subdivision maps; 2) establish an administrative review process that permits an enforceable design review of individual small lot homes; 3) reduce previous incentives for newly constructed small lot homes by way of requiring greater setbacks and reducing maximum lot coverage; and 4) create a clear path to retain existing dwelling units and convert them small lot homes.

#### APPLYING THE DESIGN STANDARDS

Supplemental design standards have been created to assist in shaping this type of development with its unique complexities. All small lot subdivision projects are required to comply with the Small Lot Design Standards through an Administrative Clearance process. The application for the Administrative Clearance shall be filed concurrent with the tract or parcel map application and at any time a subsequent building permit is requested following the issuance of initial certificates of occupancy.

The term “Project” includes the erection or construction, reconstruction, rehabilitation, relocation, addition to, or exterior alteration of any building or structure, which require the issuance of a demolition permit, grading permit, or building permit. Projects include the preservation of existing structures in a single lot and the subdivision of land for Small Lot purposes. The term Project excludes work that consists solely of interior remodeling, interior rehabilitation or repair work that does not result in alterations to the façade or change in floor area. The following are examples of building permits that are generally exempt from administrative review:

# SMALL LOT DESIGN STANDARDS

## ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

Exempt from Administrative Clearance:

- Re-roof with no alterations to the existing roof form, roof details, eave depth, eave details, or facades of the buildings;
- Maintenance, repair, and/or rehabilitation of existing foundations;
- In-ground swimming pool where permitted by the LAMC;
- Mechanical equipment;
- Roof-mounted solar modules; and
- Exterior lighting.

### SMALL LOT DESIGN STANDARDS

The Design Standards create specific and enforceable rules regarding the design for all small lots, including building orientation, primary entryways, façade articulation, roofline variation, building modulation, pedestrian pathways, landscaping, and common open space areas.

This document consists of two parts: the Small Lot Design Standards Checklist (“Checklist”) and the Illustrated Guide. The Checklist should be used by applicants to show compliance with the Design Standards, and should be included in the application packet at the time of filing. The Illustrated Guide provides Small Lot project examples, as well as guidance and direction for applying the Design Standards. Both the Checklist and Illustrated Guide are intended for use by the Planning Department, other City agencies and Department staff, developers, architects, as well as community members in evaluating project applications.

The Checklist includes five sections:

- A. Building Design
- B. Pedestrian Connectivity and Access
- C. Landscaping
- D. Mixed Use Small Lots
- E. Bungalow Courts and Existing Structures

All new small lot dwellings must comply with Section A through C; Mixed-Use projects must comply with Sections A through D; and Bungalow Courts and Existing Structures Small Lot projects must comply with the design standards set out in Section E. If new dwellings are added to a Bungalow Court or Existing Structure Small Lot project, they must also comply with Sections A through C.

The Design Standards should be used in conjunction with relevant policies from the General Plan Framework and Community Plans. Tentative tract and parcel maps for small lot subdivisions must be consistent with the City’s General Plan and Community Plans in order to be approved. The provisions of the Small Lot Ordinance shall supersede the provisions of a Specific Plan or other overlay district. The provisions of a Specific Plan or other legislatively adopted overlay district (not exempted under the Small Lot Ordinance) shall otherwise supersede. It is important to review all relevant City documents for policies that may affect your small lot design and layout.

# SMALL LOT DESIGN STANDARDS

## ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

### CHECKLIST

|                                                                                                                                                                                                                                                                                                                                                          | Yes                      | No                       | N/A                      | Plan<br>Sheet |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|---------------|
| <b>A. BUILDING DESIGN</b>                                                                                                                                                                                                                                                                                                                                |                          |                          |                          |               |
| <b>1. Dwelling Orientation</b>                                                                                                                                                                                                                                                                                                                           |                          |                          |                          |               |
| a. Small Lot Homes abutting a right-of-way, including a public street, walk street, public stairways ("right-of-way") or private street shall orient the primary entryway ("front door") toward the right-of-way or, where there is a physical site constraint, shall provide a clearly identifiable pedestrian entry to the site from the right-of-way. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____         |
| b. Small Lot Homes located in the interior of the subdivision shall orient the primary entryway toward and be visible from a pedestrian pathway that is connected to the right-of-way.                                                                                                                                                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____         |
| c. Small Lot Homes that about an alley shall orient the primary entryway toward the alley, or shall be connected to a pedestrian pathway that leads directly to a right-of-way.                                                                                                                                                                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____         |
| <b>2. Primary Entryways</b>                                                                                                                                                                                                                                                                                                                              |                          |                          |                          |               |
| a. All Small Lot Homes shall have a primary entryway. All primary entryways shall provide the address or unit identification, ornamental low-level lighting to illuminate the entry area, and a landing area.                                                                                                                                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____         |
| b. All primary entryways shall incorporate <u>at least four of the following</u> elements:                                                                                                                                                                                                                                                               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____         |
| <input type="checkbox"/> i. The entryway shall be recessed at least 2 feet from the building façade to create a covered porch or landing area.                                                                                                                                                                                                           |                          |                          |                          |               |
| <input type="checkbox"/> ii. The doorway shall be recessed at least 3 inches from the building façade.                                                                                                                                                                                                                                                   |                          |                          |                          |               |
| <input type="checkbox"/> iii. The entryway shall be designed with an overhead projection of at least 6 inches such as an awning or other architectural design features so as to distinguish the front door from the rest of the building façade, unless prohibited by LAMC Section 12.22 C.20.                                                           |                          |                          |                          |               |
| <input type="checkbox"/> iv. The entryway shall be clearly marked with a side lite window panel, adjacent window, or a door with a window.                                                                                                                                                                                                               |                          |                          |                          |               |
| <input type="checkbox"/> v. The entryway shall be raised or sunken at least one stair step from the pedestrian pathway.                                                                                                                                                                                                                                  |                          |                          |                          |               |
| <input type="checkbox"/> vi. The entryway landing area shall be enhanced with unique paving material, texture, pattern, or color that is differentiated from the pedestrian pathway.                                                                                                                                                                     |                          |                          |                          |               |

SMALL LOT DESIGN STANDARDS  
ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

CHECKLIST (continued)

|                                                                                                                                                                                                                                                                                                                                                                                                                              | Yes                      | No                       | N/A                      | Plan<br>Sheet |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|---------------|
| <b>3. Primary Entryways Between Small Lot Homes</b>                                                                                                                                                                                                                                                                                                                                                                          |                          |                          |                          |               |
| a. Small Lot Homes shall provide at least an 8-foot separation between the face of a primary entryway of a Small Lot Home and the adjacent building wall of a neighboring Small Lot Home. The separation may include projections as listed in 2.b.iii above, but be clear to sky for a minimum of 7 feet. The separation shall be measured along the portion of the pedestrian pathway that provides access to the entryway. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____         |
| <b>4. Façade Articulation</b>                                                                                                                                                                                                                                                                                                                                                                                                |                          |                          |                          |               |
| a. Façades facing a right-of-way, the project perimeter, and all portions of exterior building elevations located greater than 7 feet from an adjacent Small Lot Home, shall be treated with an equal level of detail and articulation, and shall incorporate all of the following façade articulation techniques:                                                                                                           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____         |
| <input type="checkbox"/> i. Change in exterior building materials to include at least two high-quality building façade materials that accentuate or correspond to variations in building massing. Building materials may include, but are not limited to: wood, glass, brick, metal spandrel, cement board siding, or tile.                                                                                                  |                          |                          |                          |               |
| <input type="checkbox"/> ii. Porticos, awnings, terraces, balconies, eyebrows, or trellises of at least 6 inches in depth that provide variations in the building plane.                                                                                                                                                                                                                                                     |                          |                          |                          |               |
| <input type="checkbox"/> iii. Window treatments that are extruded or recessed from the building façade a minimum of 3 inches. Windows or doors that are flush with the plane of the building (rather than extruded or recessed at least 3 inches) will not qualify as facade articulation.                                                                                                                                   |                          |                          |                          |               |
| <input type="checkbox"/> iv. A break in the façade plane of a minimum of 6 inches in depth that is applied to at least 10 vertical feet of the facade.                                                                                                                                                                                                                                                                       |                          |                          |                          |               |
| <input type="checkbox"/> v. Other additional architectural enhancements to the floor of the primary entrance and below, so as to create a human scale to the building. Examples include handrails, fixed planters, and ornamental details, such as lighting, molding, or tiles.                                                                                                                                              |                          |                          |                          |               |

# SMALL LOT DESIGN STANDARDS

## ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

### CHECKLIST (continued)

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Yes                      | No                       | N/A                      | Plan<br>Sheet |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|---------------|
| <b>5. Varied Roofline</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                          |                          |                          |               |
| a. For any Small Lot Home façade fronting a right-of-way exceeding two stories in height, the roofline shall be articulated by incorporating <u>two of the following</u> :                                                                                                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____         |
| <input type="checkbox"/> i. A roof with a slope equal to or greater than 2 inches to 12 inches, including but not limited to a sloped or curved roofline at the top of the dwelling.                                                                                                                                                                                                                                                                                                                                                                                                   |                          |                          |                          |               |
| <input type="checkbox"/> ii. An open deck with a minimum of 6 feet in depth and 8 feet in width.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                          |                          |                          |               |
| <input type="checkbox"/> iii. A flat roof with a minimum of 2 feet vertical height difference for a minimum of 10 horizontal feet along the roofline of each building façade.                                                                                                                                                                                                                                                                                                                                                                                                          |                          |                          |                          |               |
| <input type="checkbox"/> iv. A break in façade plane of a minimum of 6 inches in depth that is carried up to the roofline.                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                          |                          |                          |               |
| <input type="checkbox"/> v. Any form of roofline modulation such as a step back, an outdoor stairwell, or a corner balcony.                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                          |                          |                          |               |
| <b>6. Roof Decks</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                          |                          |                          |               |
| a. All roof decks along the project perimeter and abutting residential uses shall be stepped back a minimum of 5 feet from the roof edge, so that they are oriented away from and screened to prevent direct views of abutting residential neighbors. Roof decks facing a right-of-way are not required to be stepped back.                                                                                                                                                                                                                                                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____         |
| <b>7. Building Massing Variation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                          |                          |                          |               |
| a. Small Lot Homes shall be grouped into clusters to avoid long spans of building wall. Clusters of Small Lot Homes shall be no more than six Small Lot Homes in a single continuous row or 180 linear feet, whichever is smaller. Clusters of Small Lot Homes shall be separated with a building gap of a minimum of 6 feet in width, which shall be treated with a combination of landscaping, open space, and common walkways or driveways.                                                                                                                                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____         |
| b. Small Lot Homes in a single row shall provide a lateral shift or break in the façade of a minimum of 6 inches for every three Small Lot Homes or 90 linear feet, whichever is smaller.                                                                                                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____         |
| c. Small Lot Homes shall be unique in design so that there is variety between Small Lot Homes within a subdivision. For a Small Lot Subdivision containing more than six Small Lot Homes in a single row, there shall be at least <u>two</u> variations in building design, such as changes in dwelling orientation, primary entryways, fenestration pattern, façade articulation, or varied roofline as prescribed in Subsections 1-5. For a Small Lot Subdivision of 20 or more Small Lot Homes, there shall be at least <u>three</u> variations in building design as stated above. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____         |

# SMALL LOT DESIGN STANDARDS

## ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

### CHECKLIST (continued)

#### B. PEDESTRIAN CONNECTIVITY AND ACCESS

Yes No N/A Plan  
Sheet

##### 1. Pedestrian Pathways

- a. Pedestrian pathways of a minimum width of 3 feet shall be provided from the right-of-way to all primary entryways and common areas, such as common open space areas, guest parking, mailboxes, and centralized trash enclosures. ☐ ☐ ☐ \_\_\_\_\_
- b. A pedestrian pathway located within or parallel to a Common Access Driveway shall be constructed and/or treated with a change of materials, finishes, pattern, or paving that distinguishes the pathway from vehicular traffic. ☐ ☐ ☐ \_\_\_\_\_
- c. Small Lot Subdivisions of 20 or more Small Lot Homes shall provide pedestrian and bicycle access to surrounding neighborhood rights-of-way. ☐ ☐ ☐ \_\_\_\_\_

##### 2. Fences/Walls

- a. Fences or walls abutting the street or common open space areas shall be decorative, including but not limited to latticework, ornamental fences, screen walls, hedges or dense shrubs or trees. Solid masonry walls along the right-of-way are not permitted. ☐ ☐ ☐ \_\_\_\_\_
- b. Fences or walls abutting the right-of-way and within the yard shall provide a point of entry into each lot abutting the right-of-way. ☐ ☐ ☐ \_\_\_\_\_

#### C. LANDSCAPING

##### 1. Landscaping, Common Open Space Areas, and Amenities

- a. All setback and open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, and common open space areas shall be attractively landscaped and maintained. ☐ ☐ ☐ \_\_\_\_\_
- b. Required Common Open Space Areas must:
- ☐ i. Be open to the sky and have no structures that project into the common open space area, except as provided in Section 12.22 C.20 (b). ☐ ☐ ☐ \_\_\_\_\_
  - ☐ ii. Be located at grade level, contiguous or connected, and readily accessible to all residents of the site. ☐ ☐ ☐ \_\_\_\_\_
  - ☐ iii. Have a minimum area of 300 sq. ft. with no horizontal dimension less than 15 feet when measured perpendicular from any point on each of the boundaries of the open space area. Driveways, parking spaces, or pedestrian pathways cannot be counted toward the open space requirement. ☐ ☐ ☐ \_\_\_\_\_

# SMALL LOT DESIGN STANDARDS

## ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

### CHECKLIST (continued)

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Yes                      | No                       | N/A                      | Plan Sheet |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|------------|
| c. The combination of required Common Open Space Areas shall be multi-functional and designed to accommodate a range of passive, active, or social uses, with enhancements such as landscaping, activity lawns, swimming pools, spas, picnic tables, benches, children's play areas, ball courts, barbecue areas, sitting areas, decorative bike racks, and/or dog washing stations. Common open space areas may include enhanced side yards and rear yards that meet the minimum area and dimension requirement above. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____      |
| d. All yards of a subdivision abutting the right-of-way shall be improved with landscaping (combination of groundcover, shrubs, and trees) and amenities. Amenities may include: decorative fencing, uncovered patios, enhanced pedestrian pathways, garden walls, seating areas, and/or decorative bike racks.                                                                                                                                                                                                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____      |

#### D. MIXED USE SMALL LOTS

Small Lot Subdivisions may provide Small Lot Homes that contain commercial uses at the ground floor ("Mixed Use Small Lot Homes"). Mixed Use Small Lots must comply with all other applicable regulations governing the site with regards to parking, signage, access, and FAR limitations in the LAMC. The following Design Standards shall be required for any Mixed Use Small Lot Home in addition to the other Design Standards contained in this document.

##### 1. Building Orientation and Entry

|                                                                                                                                                                                                                                                                                                                                 |                          |                          |                          |       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------|
| a. Mixed Use Small Lot Homes shall be first located along the perimeter of the subdivision abutting the right-of-way.                                                                                                                                                                                                           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| b. A Mixed Use Small Lot Home shall provide a separate ground floor entrance to the commercial use, or an identifiable lobby that serves both the residential and commercial uses. The commercial entrance shall be directly accessible from the right-of-way and open during the normal business hours posted by the business. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |

##### 2. Building Design

|                                                                                                                                                                                                                                                                  |                          |                          |                          |       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------|
| a. A Mixed Use Small Lot Home shall be designed with an identifiable ground floor commercial component.                                                                                                                                                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| b. Store entrances shall be recessed, not flush, with the edge of the building facade to articulate the storefront and provide shelter for persons entering and exiting.                                                                                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| c. The ground floor commercial use shall be visually separated from upper residential floors, with a façade treatment such as an awning, framing, setback, or overhang of at least 18 inches in depth, so as to distinguish the commercial base of the building. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |

# SMALL LOT DESIGN STANDARDS

## ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

### CHECKLIST (continued)

|                                                                                                                                                                                                                         | Yes                      | No                       | N/A                      | Plan<br>Sheet |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|---------------|
| d. The storefront of a ground floor non-residential use that fronts a right-of-way shall consist of at least fifty percent transparent windows and doors, unless otherwise prohibited by other sections of the L.A.M.C. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____         |
| e. Signage for the ground floor commercial use shall be located at or adjacent to the ground level, and be located no higher than 14 feet.                                                                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____         |

#### E. BUNGALOW COURTS AND EXISTING STRUCTURES SMALL LOTS

Existing bungalow courts and detached single, duplex, or triplex dwelling structures may be subdivided in accordance with the 2018 Small Lot Code Amendment. The conversion of an existing "Bungalow Court or Existing Structure" to a Small Lot Subdivision shall only be required to comply with the following Design Standards.

##### 1. Common Access Driveway

Existing Common Access Driveways, pedestrian pathways, and central common open space areas shall be maintained and not reduced in size.

|                          |                          |                          |       |
|--------------------------|--------------------------|--------------------------|-------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
|--------------------------|--------------------------|--------------------------|-------|

##### 2. Pedestrian Pathway

Pedestrian pathways of a minimum width of 3 feet shall be provided from the public rights-of-way to all primary entryways and common areas, such as centralized trash enclosures, guest parking, and open space easements. If narrower pathways exist, they may be maintained in the same footprint and area and shall not be further reduced in width.

|                          |                          |                          |       |
|--------------------------|--------------------------|--------------------------|-------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
|--------------------------|--------------------------|--------------------------|-------|

##### 3. Existing Structures

New dwelling construction or additions to a designated or identified historic structure shall be in conformance with the Secretary of the Interior's Standards for Rehabilitation.

|                          |                          |                          |       |
|--------------------------|--------------------------|--------------------------|-------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
|--------------------------|--------------------------|--------------------------|-------|

##### 4. New Dwelling

All new dwellings proposed in addition to a Bungalow Court or Existing Structure Small Lot project shall also meet the applicable design standards in sections A, B, and C of the Small Lot Design Standards.

|                          |                          |                          |       |
|--------------------------|--------------------------|--------------------------|-------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
|--------------------------|--------------------------|--------------------------|-------|

##### 5. Landscaping

All open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, or amenity areas shall be attractively landscaped and maintained.

|                          |                          |                          |       |
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# Small Lot Design Standards

## ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

### A. BUILDING DESIGN

#### 1. DWELLING ORIENTATION

Small lot developments can face numerous spatial challenges that require innovative design solutions. Builders and designers should consider all possible configurations that take advantage of the site topography and consider how characteristics of the street and adjacent structures affect the overall form and orientation of the proposed development.

**a.** Small Lot Homes abutting a public right-of-way, including a public street, walk street, public stairways ("right-of way") or private street shall orient the primary entryway ("front door") toward the right-of-way or, where there is a physical site constraint, shall provide a clearly identifiable entry to the site from the right-of-way.

**b.** Small Lot Homes located in the interior of the subdivision shall orient the primary entryway toward and be visible from a pedestrian pathway that is connected to the public right-of-way or private street.

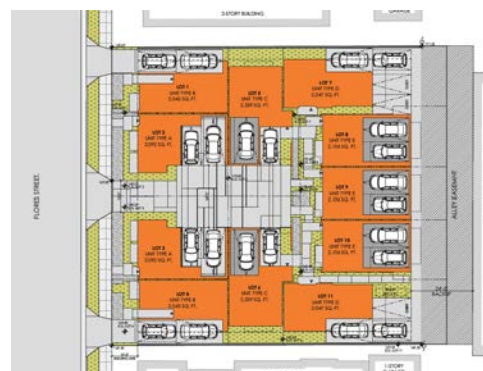
**c.** Small Lot Homes that abut an alley shall orient the primary entryway toward the alley, or shall be connected to a pedestrian pathway that leads directly to a right-of-way.



The proposed small lot development on Sanborn Avenue takes advantage of the site's topography and orients the primary entryways towards a common pedestrian pathway that leads to the public right-of-way.



The front units at the 5112 Melrose small lot development have a strong relationship to the street.



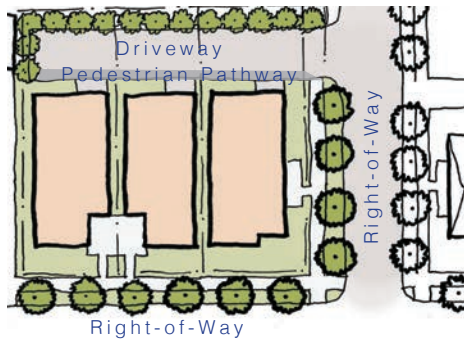
The Flores Street small lot development provides varied driveway access from Flores Street, the alley, and the shared driveway. The four front units have a strong relationship to the street and the interior units have a connection to the shared pedestrian pathway. On Flores St., the center driveway provides access to multiple homes, therefore minimizing the number of driveways and curb cuts.

# Small Lot Design Standards

## ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

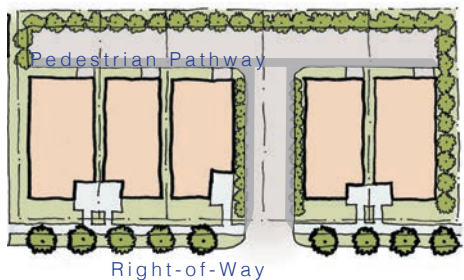
### A. BUILDING DESIGN

#### 1. DWELLING ORIENTATION: POSSIBLE CONFIGURATIONS

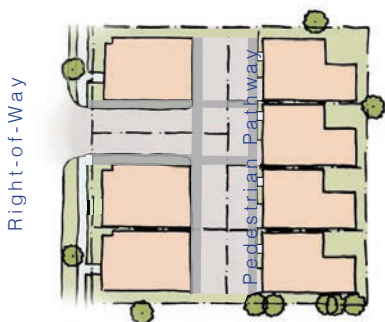


When rear driveways are used:

The right-of-way should give the appearance of an entry. Primary entryways are oriented toward and have direct access to the right-of-way.



When rear T-driveways are used all units should have direct access to the public sidewalk.



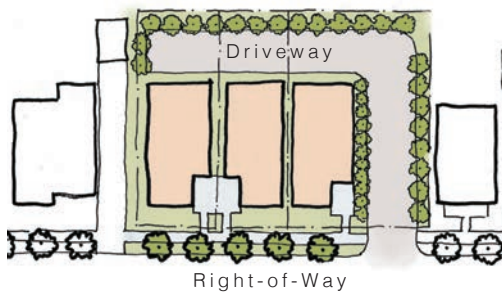
This alternative T-driveway configuration separates rear units from the right-of-way.

The primary entranceways for the rear units have direct access to the pedestrian pathway (as described in section B.1)

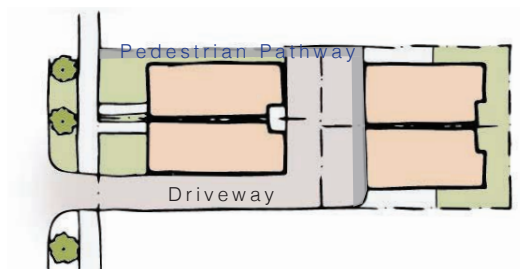
# Small Lot Design Standards

## A. BUILDING DESIGN

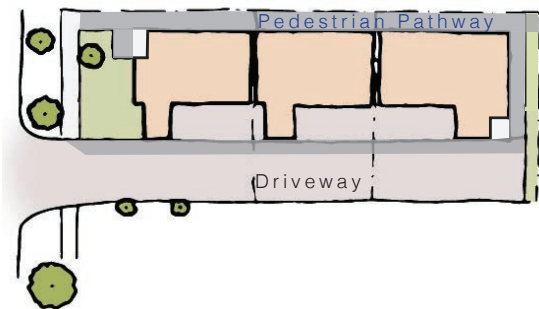
### 1. DWELLING ORIENTATION: POSSIBLE CONFIGURATIONS (continued)



When rear L-driveways are used, all units front directly onto the public right-of-way.



When an alternate L-driveway is used, all rear units that do not front the right-of way should have access to the pedestrian pathways that connect to the right-of-way (as described in Section B.1).



When side access driveways are used, the primary entranceway of the front home should be accessible from the right-of-way or a pedestrian pathway that is directly connected to the right-of-way.

Interior homes should be accessible from both the driveway and a private walkway directly connected to the right-of-way at the front of the homes.

# Small Lot Design Standards

## A. BUILDING DESIGN

### 2. PRIMARY ENTRYWAYS

When entries are well articulated and easy to find, they function as gateways, simultaneously welcoming visitors, allowing for seasonal decorations, and clearly delineating the boundaries of the private realm.

- a. All Small Lot Homes shall have a primary entryway. All primary entryways shall provide the **address or unit identification, ornamental low-level lighting to illuminate the entry area, and a landing area.**





# Small Lot Design Standards

## A. BUILDING DESIGN

### 2. PRIMARY ENTRYWAYS (continued)

In addition to the address identification, lighting, and landing area, the primary entryways shall be articulated in order to enhance the overall quality of the project. Entryways may also offer habitable outdoor space in the form of a small front porch or patio.

**b.** All primary entryways shall incorporate **at least four** of the following elements:

- i.** The entryway shall be recessed at least 2 feet from the building façade to create a porch or landing area.
- ii.** The doorway shall be recessed at least 3 inches from the building façade.
- iii.** The entryway shall be designed with an overhead projection of at least 6 inches such as an awning or other architectural design features so as to distinguish the front door from the rest of the building façade, unless prohibited by LAMC Section 12.22 C.20.
- iv.** The entryway shall be clearly marked with a side lite window panel, adjacent window, or a door with a window.
- v.** The entryway shall be raised or sunken at least one stair step from the pedestrian pathway.
- vi.** The landing area shall be enhanced with unique paving material, texture, pattern, or color that is differentiated from the pedestrian pathway.



Entryways, porches, landing areas, and stoops clearly delineate public and private realms while maintaining a comfortable relationship between these realms and their users.



Small overhangs above the doors at Maltman Bungalows (left) and Modative's Fay small lot development (right) provides shade and shelter, as well as adding articulation to the entryway.



# Small Lot Design Standards

## A. BUILDING DESIGN

### 3. PRIMARY ENTRYWAYS BETWEEN SMALL LOT HOMES

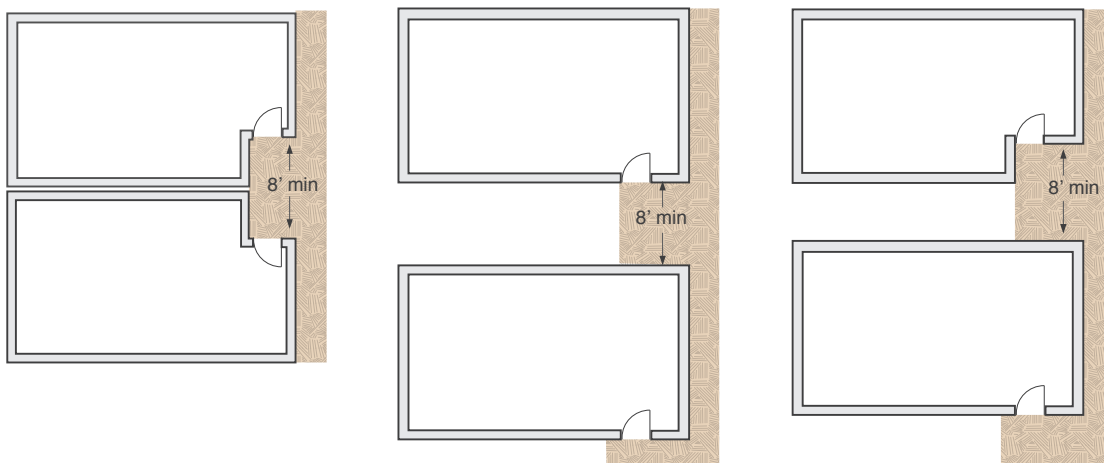
Small lot developments can face several spatial challenges, however designers should consider how the configuration of the building responds to adjacent small lot homes; in particular the relationship between the primary entryway and the abutting properties. Providing access to air, light, and ventilation is more challenging for small lot developments compared to typical single-family designs. Thus, it is important for the design of small lot homes to strive to create livable environments.

- a.** Small Lot Homes shall provide at least an 8 foot separation between the face of a primary entryway of a Small Lot Home and the adjacent building wall of a neighboring Small Lot Home. The separation may include projections as listed in 2.b.iii, but be clear to sky for a minimum of 7 feet. The separation shall be measured along the portion of the pedestrian pathway that provides access to the entryway.

### POSSIBLE CONFIGURATIONS

The 8-foot separation from a primary entryway and the adjacent building wall allows for a more livable, inviting space for residents and visitors.

Note: The Design Standards specify the distance between the entryway and abutting wall, not the distance between two entryways.





# Small Lot Design Standards

## ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

### A. BUILDING DESIGN

#### 4. FAÇADE ARTICULATION

The building facade is a crucial element in relating the building to the street and neighborhood. Effectively placed and articulated doors, windows, and balconies can enhance the overall quality of the project. Additionally, architecture often varies in style even within Los Angeles's neighborhoods. Therefore, context and surrounding structures should inform the choice of materials for small lot development.

**a.** Façades facing a right-of-way, the project perimeter, and all portions of exterior building elevations located greater than 7 feet from an adjacent Small Lot Home, shall be treated with an equal level of detail and articulation, and shall incorporate **all of the following** façade articulation techniques:

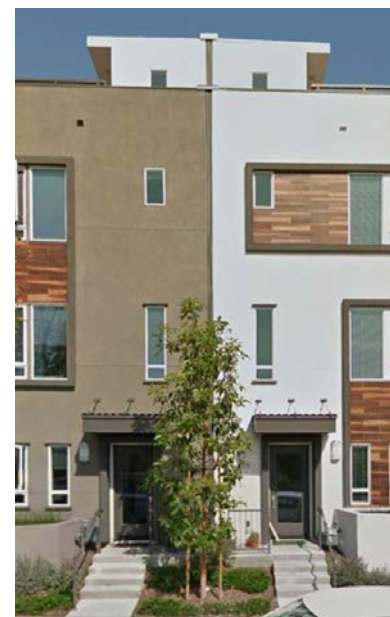
**i.** Change in exterior building materials to include at least two high-quality building façade materials that accentuate or correspond to variations in building massing. Building materials may include, but are not limited to: wood, glass, brick, metal spandrel, cement board siding, or tile.

**ii.** Porticos, awnings, terraces, balconies, or trellises that provide variations in the building plane.

**iii.** Window treatments that are extruded or recessed from the building façade a minimum of 3 inches. Windows or doors that are flush with the plane of the building (rather than extruded or recessed at least 3 inches) will not qualify as facade articulation.

**iv.** A break in the façade plane of a minimum of 6 inches in depth that is applied to at least 10 vertical feet of the façade.

**v.** Other additional architectural enhancements to the floor of the primary entrance and below, so as to create a human scale to the building. Examples include handrails, fixed planters, and ornamental details, such as lighting, molding, or tiles.



The Gramercy Place small lot development (right) features varied façade materials.

The Parkman small lot development (left), utilizes Spanish Colonial architectural features that relate to the context and surrounding structures in the neighborhood.

# Small Lot Design Standards

## ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

### A. BUILDING DESIGN

#### 5. VARIED ROOFLINE

Roofs are an integral part of any house and are one of the most important elements. To design a visually stimulating house, a few different roof types may be used together or several of the same structure may be utilized in different ways. This creates a home that uniquely responds to both its interior function and its exterior individuality. Small lot home roofs should exhibit individuality, but should also be sensitive to context and surrounding structures.



**a.** For any Small Lot Home façade fronting a right-of-way exceeding two stories in height, the roofline shall be articulated by incorporating **two of the following**:

- i.** A roof with a slope equal to or greater than 2 inches to 12 inches, including but not limited to a sloped or curved roofline at the top of the dwelling.
- ii.** An open deck with a minimum of 6 feet in depth and 8 feet in width.
- iii.** A flat roof with a minimum of 2 feet vertical height difference for a minimum of 10 horizontal feet along the roofline of each building façade.
- iv.** A break in façade plane of a minimum of 6 inches in depth that is carried up to the roofline.
- v.** Any form of roofline modulation such as a step back, an outdoor stairwell, or a corner balcony.



The Blackbirds Small Lot Development (below) in Echo Park features a pitched roof.



# Small Lot Design Standards

## ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

### A. BUILDING DESIGN

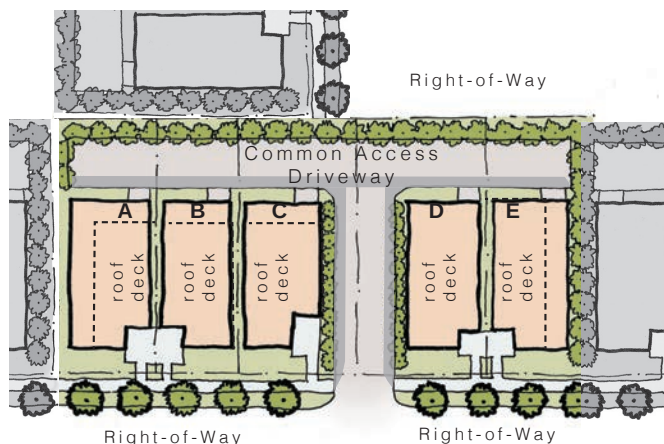
#### 6. ROOF DECKS

Within small lot developments, the addition of roof decks is not intended to provide additional living space, but offers the opportunity for fully private outdoor space for each dwelling. Small lot developments are encouraged to maximize access to private outdoor space, light, and air.

A roof deck is a flat open portion atop a roof, such as a terrace or sundeck, and is the base upon which the entire roofing system is dependent. If a roof deck is located above the maximum permitted building height it shall have an open design with no rooftop structures, as they count towards building height. The setback space between the guardrail and roof perimeter should include buffering or landscaping that does not exceed the maximum allowable height.

- a. All roof decks along the project perimeter and abutting residential uses shall be stepped back a minimum of 5 feet from the roof edge, so that they are oriented away from and screened to prevent direct views of abutting residential neighbors. Roof decks facing a right-of-way are not required to be stepped back.

Note: If rooftop guardrails are located above the maximum permitted building height the applicant will need to request height relief and comply with the requirements for rooftop guardrails specified in the LAMC Section 12.21.1B3(a).



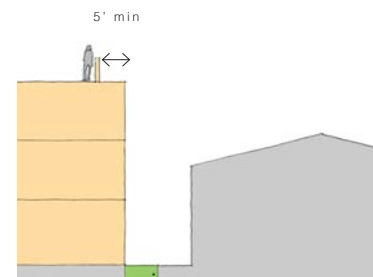
**Small Lot A:** Roof deck setback by 5 ft. on the side and rear because home abuts residential uses. No setback in front required because of right-of-way.

**Small Lot B:** Roof deck setback by 5 ft. on rear only because of abutting residential uses.

**Small Lot C:** Roof deck setback by 5 ft. on rear only because of abutting residential neighbor.

**Small Lot D:** No roof deck setback required.

**Small Lot E:** Roof deck setback on sideyard because of abutting residential uses.



Roof decks facing residential uses stepped back by a minimum of 5 feet provides for greater privacy for all residents.



The roof decks for this KTG COVO small lot project are setback from the abutting residential units and face toward the common access driveway.

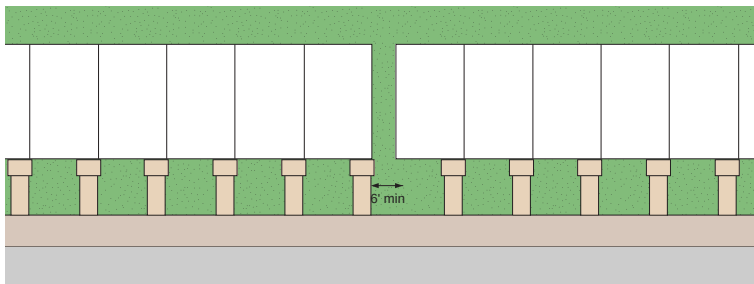
# Small Lot Design Standards

## ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

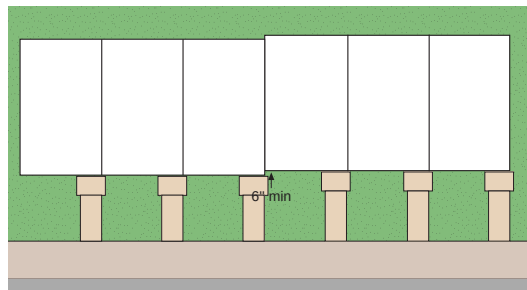
### A. BUILDING DESIGN

#### 7. BUILDING MASSING VARIATION

Variation in the building massing and placement creates a greater contrast in the facade and more articulated building edges, which enhances the overall quality of the street by providing visual interest and a pedestrian scale.



**a.** Small Lot Homes shall be grouped into clusters to avoid long spans of building wall. Clusters of Small Lot Homes shall be no more than six Small Lot Homes in a single continuous row or 180 linear feet, whichever is smaller. Clusters of Small Lot Homes shall be separated with a building gap of a minimum of 6 feet in width, which shall be treated with a combination of landscaping, open space, and common walkways or driveways.



**b.** Small Lot Homes in a single row shall provide a lateral shift or break in the facade of a minimum of 6 inches for every three Small Lot Homes or 90 linear feet, whichever is smaller.

**c.** Small Lot Homes shall be unique in design so that there is variety between Small Lot Homes within a subdivision. For a Small Lot Subdivision containing more than six Small Lot Homes in a single row, there shall be **at least two variations** in building design, such as changes in dwelling orientation, primary entryways, fenestration pattern, facade articulation, or varied roofline as prescribed in Subsections 1-5. For a Small Lot Subdivision of 20 or more Small Lot Homes, there shall be **at least three variations** in building design as stated above.





# Small Lot Design Standards

## ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

### B. PEDESTRIAN CONNECTIVITY AND ACCESS

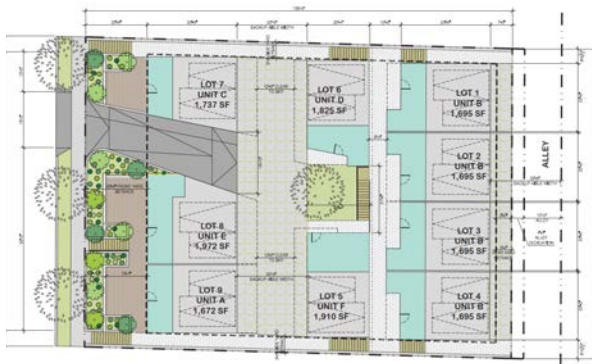
#### 1. PEDESTRIAN PATHWAYS

Small lot developments should maintain a high-quality public and private living environment, while also accommodating for the automobile. In poor design layouts, parking, driveways, and garages can dominate the landscape, creating conflicts for pedestrians and decreasing the aesthetic quality of the development. Therefore, the small lot development should allow for a pedestrian access path separate from the driveway whenever possible. When the driveway provides pedestrian access to individual dwellings, a distinguishable path should be provided.

- a.** Pedestrian pathways of a minimum width of 3 feet shall be provided from the public rights-of-way to all primary entryways and common areas, such as common open space areas, guest parking, mailboxes, and centralized trash enclosures.
- b.** A pedestrian pathway located within or parallel to a Common Access Driveway shall be constructed and/or treated with a change of materials, finishes, pattern, or paving that distinguishes the pathway from vehicular traffic.
- c.** Small Lot Subdivisions of 20 or more Small Lot Homes shall provide pedestrian and bicycle access to surrounding neighborhood rights-of-way.



Rock Row uses permeable paving to provide a more hospitable pedestrian path along the driveway.



The proposed Parkman Small Lot project integrates pedestrian paths through the center and sides of the site, which allows for a direct connection with the right-of-way.



Pedestrian paths through the center of a project provide both access from parking and common amenity space.

# Small Lot Design Standards

## ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

### B. PEDESTRIAN CONNECTIVITY AND ACCESS

#### 2. FENCES and WALLS



The Gaspar SLS fences provides a point of entry for each individual home.

Fences and walls facing the public right of way play an important function, since they serve as a bridge between the public and private outdoor spaces, and therefore deserve particular attention.

The Small Lot Ordinance Code Amendment requires that fences and walls within the yard setback areas adjacent to a public right of way, except alleys, and along the perimeter of the proposed subdivision shall be no more than three and one-half feet in height. Fences and walls within the yard setback areas along the perimeter, not adjacent to the public right of way, of the proposed subdivision shall be no more than six feet in height.

**a.** Fences or walls abutting the street or common open space areas shall be decorative, including but not limited to latticework, ornamental fences, screen walls, hedges or dense shrubs or trees. Solid masonry walls along the right-of-way are not permitted.

**b.** Fences or walls abutting the right-of-way and within yard setback area shall provide a point of entry into each lot abutting the right-of-way.



The June Street Collection SLS (left) and the example on the right provide examples of decorative fences facing the public right of way.

# Small Lot Design Standards

## ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

### C. LANDSCAPING

#### 1. LANDSCAPING, COMMON OPEN SPACE, AND AMENITIES

Landscaping within small lot development should be visually interesting, sustainable, and relatively easy to maintain. The landscape design should be integrated with the building and the intended use of the space. Ultimately, the landscape should enhance the natural environment of the neighborhood. Open space is encouraged for all small lot communities. Open space, when provided should be usable, safe, and convenient, and should accommodate a wide range of passive, active, or social uses.

**a.** All setback and open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, and common open space areas shall be attractively landscaped and maintained.

**b.** Required Common Open Space Areas must:

**i.** Be open to the sky and have no structures that project into the common open space area, except as provided in Section 12.22 C.20(b).

**ii.** Be located at grade level, contiguous or connected, and readily accessible to all residents of the site.

**iii.** Have a minimum area of 300 sq. ft. with no horizontal dimension less than 15 feet when measured perpendicular from any point on each of the boundaries of the open space area. Driveways, parking spaces, or pedestrian pathways cannot be counted toward the open space requirement.

**c.** The combination of required Common Open Space Areas shall be multi-functional and designed to accommodate a range of passive, active, or social uses, with enhancements such as landscaping, activity lawns, swimming pools, spas, picnic tables, benches, children's play areas, ball courts, barbecue areas, sitting areas, decorative bike racks, and/or dog washing stations. Common open space areas may include enhanced side yards and rear yards that meet the minimum area and dimension requirement above.

**d.** All yards of a subdivision abutting the right-of-way shall be improved with landscaping (combination of groundcover, shrubs, and trees) and amenities. Amenities may include: decorative fencing, uncovered patios, enhanced pedestrian pathways, garden walls, seating areas, and/or decorative bike racks.



This side yard with a pedestrian pathway is wide enough to allow for layers of planting and decorative paving.



At grade, common open space with active uses and landscaping.

# Small Lot Design Standards

## ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

### D. MIXED USE SMALL LOTS

Small Lot Subdivisions may include Small Lot Homes that contain commercial uses at the ground floor (“Mixed Use Small Lot Homes”). Mixed Use Small Lot projects must comply with all other applicable regulations governing the site with regards to parking, signage, access, and FAR limitations specified in the LAMC. The following Design Standards shall be required for any Mixed Use Small Lot Home in addition to the other Design Standards contained in this document.

#### 1. BUILDING ORIENTATION AND ENTRY

- a.** Mixed Use Small Lot Homes shall be first located along the perimeter of the subdivision abutting the right-of-way.
- b.** A Mixed Use Small Lot Home shall provide a separate ground floor entrance to the commercial use, or an identifiable lobby that serves both the residential and commercial uses. The commercial entrance shall be directly accessible from the right-of-way and open during the normal business hours posted by the business.



#### 2. BUILDING DESIGN

- a.** A Mixed Use Small Lot Home shall be designed with an identifiable ground floor commercial component.
- b.** Store entrances shall be recessed, not flush, with the edge of the building façade to articulate the storefront and provide shelter for persons entering and exiting.
- c.** The ground floor commercial use shall be visually separated from upper residential floors, with a façade treatment such as an awning, framing, setback or overhang of at least 18 inches in depth, so as to distinguish the commercial base for the building.
- d.** The storefront of a ground floor non-residential use that fronts a right-of-way shall consist of at least fifty percent transparent windows and doors, unless otherwise prohibited by other sections of the L.A.M.C.
- e.** Signage for the ground floor commercial use shall be located at or adjacent to the ground level, and be located no higher than 14 feet.



Example of a proposed mixed-use Small Lot Development in Eagle Rock by Encore Funds. Individual commercial tenants occupy the ground floor of the single-family homes along a commercial corridor.



# Small Lot Design Standards

## ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

### E. BUNGALOW COURTS AND EXISTING STRUCTURES

Existing bungalow courts and detached single, duplex, or triplex dwelling structures may be subdivided in accordance with the 2018 Small Lot Code Amendment. Existing dwellings and bungalow courts that are nonconforming as to density, yards, or parking may be subdivided provided that the subdivision does not further increase the density nor reduce the yards, and that existing parking be maintained, respectively.

#### 1. Common Access Driveway

Existing Common Access Driveways, pedestrian pathways, and central common open space areas shall be maintained and not reduced in size.

#### 2. Pedestrian Pathway

Pedestrian pathways of a minimum width of 3 feet shall be provided from the public rights-of-way to all primary entryways and common areas, such as centralized trash enclosures, guest parking, and open space easements. If narrower pathways exist, they may be maintained in the same footprint and area and shall not be further reduced in width.

#### 3. Existing Structures

New dwelling construction or additions to a designated or identified historic structure shall be in conformance with the Secretary of the Interior's Standards for Rehabilitation.

#### 4. New Dwellings

All new dwellings proposed in addition to a Bungalow Court or Existing Structure Small Lot project shall meet the applicable design standards in sections A, B, and C of the Small Lot Design Standards.

#### 5. Landscaping

All open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, or amenity areas shall be attractively landscaped and maintained.



The Morton Village small-lot subdivision consists of 15 newly constructed units at the rear of the property and the remodel of 3 existing bungalows that face the street.



Restoration preserved and enhanced the charm of the original Maltman Bungalows.







Planning and Development Department  
Land Use Planning Division

## STAFF REPORT

DATE: October 8, 2025

To: Members of the Planning Commission

From: Branka Tatarevic, Associate Planner

Subject: Amendments to Berkeley Municipal Code Title 21 (Subdivisions), and Title 23 Sections 23.202.030, 23.204.030, and 23.206.030 (Additional Permit Requirements), Chapter 23.304 (General Development Standards) and Chapter 23.502 (Glossary) to implement Senate Bill 684 (Small-Lot Subdivisions)

### RECOMMENDATION:

Receive public comment and adopt a resolution recommending that the City Council approve amendments to Title 21 (Subdivisions Ordinance) and Title 23 (Zoning Ordinance) to implement Senate Bill (SB) 684. The amendments establish:

- A ministerial, SB 684–compliant path for approval of small-lot subdivisions and housing developments defined as Middle Housing Infill Projects (MHIPs); and
- A local Parcel-Map process for lower-density MHIPs that do not meet all SB 684 criteria but achieve minimum density under local zoning.

### BACKGROUND AND DISCUSSION:

The proposed amendments (***Attachment 1***) to the Subdivision and Zoning Ordinances respond to the City Council’s January 2025 referral on “Expanding Homeownership Opportunities for Middle-Income Earners” (***Attachment 2***). That referral directed staff to prepare ordinance amendments implementing Senate Bill (SB) 684 (Caballero, 2023), which requires cities to establish a ministerial process for approval of certain small-lot subdivisions, defined in the proposed amendments as Middle Housing Infill Projects (MHIPs).

The Council referral highlighted the urgent housing challenges facing middle-income residents in Berkeley, who are increasingly priced out of the city’s housing market. It emphasized the potential for middle housing ownership options, such as duplexes,

triplexes, and small-lot subdivisions, to provide more affordable entry-level ownership opportunities, help retain a diverse local workforce, and allow families to build wealth.

At its July 16, 2025 meeting, the Planning Commission received an informational report from staff regarding SB 684 implementation and provided policy direction on several questions to guide preparation of the ordinance. The Commission's direction focused on balancing clarity of standards with flexibility for design and incremental development. The proposed ordinance reflects the following policy direction:

*Design Standards:* The Commission did not recommend including additional local design standards for SB 684 projects. Commissioners emphasized avoiding unnecessary regulatory complexity, the risk of unintended consequences from prescriptive rules, and the value of maintaining flexibility for architects and designers.

*Accessory Dwelling Units (ADUs) and Junior ADUs (JADUs):* The Commission expressed a preference for allowing ADUs and JADUs on lots created under SB 684, noting there was no clear justification for treating these lots differently than other residential lots. Commissioners also affirmed the importance of supporting additional housing production, while recognizing that feasibility may be constrained by site conditions and density standards.

*Full Build-Out Requirement:* The Commission did not recommend requiring full build-out of all subdivided lots at the time of subdivision approval. Commissioners supported allowing approval of undeveloped lots, highlighting the value of incremental urban development and the opportunity for greater diversity in housing types and designs over time.

*Local Parcel-Map Pathway:* In addition to the SB 684-compliant ministerial track, the Commission expressed support for creating a streamlined local subdivision process for projects that may be proposed at densities lower than those required by SB 684 and/or that reduce minimum lot sizes. Commissioners noted this option could broaden ownership opportunities while still maintaining a clear minimum density requirement under state law.

## ORDINANCE STRUCTURE

The ordinance defines a new type of development project, a Middle Housing Infill Project (MHIP), for the purposes of administering the proposed small-lot subdivision regulations:

*Middle Housing Infill Project.* A subdivision and related housing development processed under this Chapter.

1. *SB 684 MHIP.* A subdivision creating between two and ten lots, and up to ten dwelling units, that meets all of the eligibility criteria of Government Code Section 66499.41 as well as the minimum density in BMC Section 21.30.060(E). SB 684 MHIPs shall be processed ministerially under Section 21.30.040(B)(1).
2. *Parcel-Map MHIP.* A subdivision creating two to four lots, and two to four dwelling units, that meets or exceeds the minimum residential density of the underlying zoning district, but does not meet all SB 684 criteria. Parcel-Map MHIPs are processed under BMC Chapter 21.24 (Parcel Maps (Four or Less Parcels)).

The ordinance is organized so that Title 21 establishes how a qualifying subdivision is approved (process, eligibility, and recordation), while Title 23 establishes where MHIPs are allowed and the objective development standards used in ministerial review.

A summary explanation of the proposed ordinance follows:

#### Chapter 21.30 Small-Lot Subdivisions (Middle Housing Infill Projects)

##### 21.30.010 Purpose and Intent.

- Implements SB 684 by creating a ministerial subdivision path for qualifying small-lot projects and a local parcel-map path for lower-density projects.

##### 21.30.020 Definitions.

- Defines two MHIP types:
  - o (1) SB 684 MHIPs (which meet state standards and can be approved through SB 684's streamlined process); and
  - o (2) Parcel-Map MHIPs (which do not meet state density standards and can be through the local parcel-map path).
- Defines Parent Parcel for applying standards before subdivision.

##### 21.30.030 Applicability.

- Identifies when Chapter 21.30 applies to a subdivision proposal.

##### 21.30.040 Application and Procedures.

- Specifies submittal requirements, review timelines (60 days for SB 684 MHIPs), and other procedures.

**21.30.050 Qualifying Criteria.**

- Defines site eligibility criteria; sets the maximum number of MHIP units at 10 units; defines protected-unit provisions; and introduces the prohibition on further lot splits after an SB 684 split.

**21.30.060 Development Standards.**

- Introduces objective standards that are applied to the Parent Parcel (i.e. the parcel *before* it is subdivided). Pursuant to state law, the Planning Director must waive or modify any standard that would physically preclude a project that meets the required minimum density.
- Establishes new minimum lot sizes for subdivided parcels:
  - o 600 square feet for a new lot established from a Multi-Family zoned Parent Parcel;
  - o 1,200 square feet for a new lot established from a vacant single-family zoned Parent Parcel.

**21.30.070 Approval of SB 684 MHIPs and Recordation.**

- Includes ministerial approval, required recorded covenants, and sequencing of map recordation and permits consistent, with state law.

**21.30.090 Enforcement.**

- Includes City Attorney remedies.

**Title 23 — Zoning (Division 2 – Zoning Districts)****23.202 Residential Districts.**

- Permits MHIPs in any residential district where Multi-Family dwellings are an allowed use (all zoning districts except the R-1(H) zoning district).

**23.204 Commercial Districts.**

- Permits MHIPs in commercial districts.

**23.206 Manufacturing Districts.**

- Permits MHIPs in the M-UR zoning district.

**Title 23 — Zoning: Objective Standards (Division 3 – Citywide Provisions)****23.304.160 MHIP Development Standards.**

- Includes the objective standards that are applied to the Parent Parcel before it is subdivided. These include the minimum densities required by SB 684, and the

requirement that SB 684 MHIP units cannot exceed an average of 1,750 square feet (this size restriction does not apply to Parcel-Map MHIPs).

#### 23.304.090 MHIP Open Space Standard.

- Clarifies usable open space standards for MHIPs.

#### 23.304.020(A)(5) Parent Parcel Definition.

- Codifies that standards are applied to the Parent Parcel before a subdivision, and provides that resulting lots are separate for ownership after recordation, provided the overall project remains compliant.

### Title 23 — Zoning: Glossary (Division 5)

23.502.020 (Middle Housing Infill Project) cross-references the definition in BMC 21.30.020(A), creating consistency between Title 23 (Zoning) and Title 21 (Subdivisions).

The ordinance provides two complementary approval tracks.

The first is for SB 684 MHIPs. This would allow subdivisions creating two to ten lots and units, would require compliance with the State density requirement, and would apply the average 1,750-square-foot unit size cap specified by SB 684. SB 684 MHIPs would be processed ministerially and are therefore exempt from CEQA.

The second is for Parcel-Map MHIPs. This would accommodate two to four lots and units for projects that do not meet all SB 684 criteria but meet at least the local minimum residential density. The unit-size cap would not apply to Parcel-Map MHIPs, and these applications are processed under the City's parcel-map procedures in Title 21. Parcel-Map MHIPs would be subject to CEQA, but would likely qualify for certain categorical exemptions. These could include Class 15 (exemption of minor subdivisions in urbanized areas of four or fewer parcels), Class 3 (exemption of up to three single-family homes, or an multi-family structure of up to four units, in an urbanized area), or Class 32 (exemption for in-fill development projects).

### ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The proposed ordinance amendments to Title 21 implement Senate Bill 684 (SB 684). Pursuant to Government Code Section 66499.41(i), "An ordinance adopted to implement this section shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code" the ordinance is not a project under CEQA, and no further environmental review is required.

**NEXT STEPS AND RECOMMENDATION**

Staff recommends that the Planning Commission receive public comment, discuss the proposed ordinance amendments, and forward a recommendation to the City Council to adopt the amendments, including any modifications identified through Commission discussion and action.

**Attachments:**

1. Planning Commission Resolution and SB 684 Implementation Ordinance, Title 21 and Title 23.
2. *Expanding Homeownership Opportunities for Middle-Income Earners*, City Council Referral, January 21, 2025.
3. Planning Commission Staff Report, July 16, 2025.
4. Public Hearing Notice



**NOTICE OF PUBLIC HEARING  
BERKELEY CITY COUNCIL  
AMENDMENTS TO BMC TITLES 21 (SUBDIVISIONS) AND 23 (ZONING)**

**The public may participate in this hearing by remote video or in-person.**

Notice is hereby given by the City Council of the City of Berkeley that on **TUESDAY, February 24, 2026 at 6:00 P.M.** a public hearing will be conducted to consider the Planning and Development Department proposal to amend BMC Titles 21 (Subdivisions) and 23 (Zoning) Section 23.204.020 to implement Senate Bill 684 (small-lot subdivisions).

The hearing will be held on February 24, 2026 at 6:00 p.m. in the School District Board Room, located at 1231 Addison Street, Berkeley CA 94702.

For further information, please contact Branka Tatarevic, Associate Planner at (510) 981-7472.

A copy of the agenda material for this hearing will be available on the City's website at <https://berkeleyca.gov/> as of February 11, 2026. **Once posted, the agenda for this meeting will include a link for public participation using Zoom video technology, as well as any health and safety requirements for in-person attendance.**

Written comments should be mailed or delivered directly to the City Clerk, 2180 Milvia Street, Berkeley, CA 94704, or e-mailed to [council@berkeleyca.gov](mailto:council@berkeleyca.gov) in order to ensure delivery to all Councilmembers and inclusion in the agenda packet.

Communications to the Berkeley City Council are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to the City Council, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the City Clerk. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the City Clerk at (510) 981-6900 or [clerk@berkeleyca.gov](mailto:clerk@berkeleyca.gov) for further information.

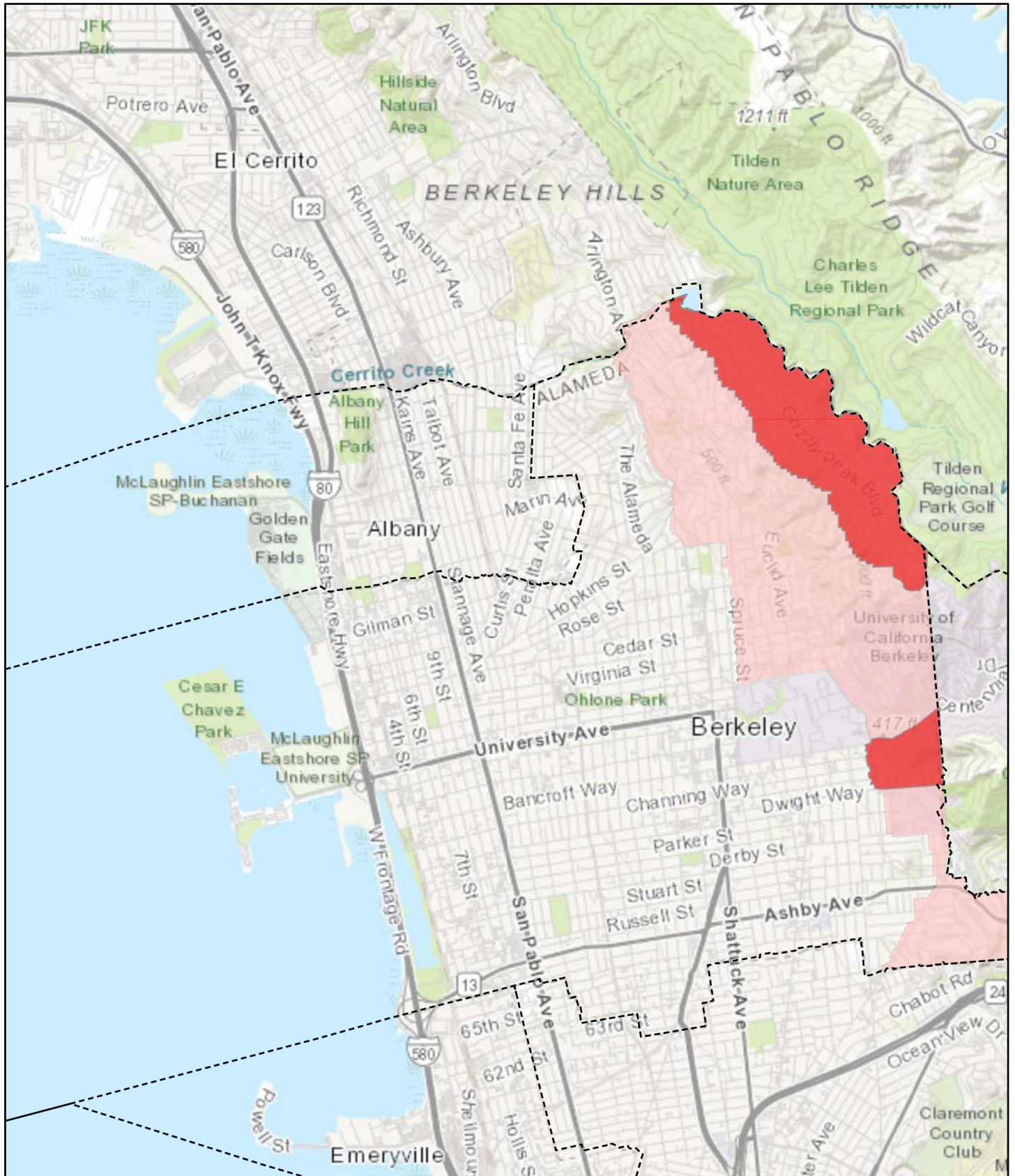
**Published:** February 13, 2026 – The Berkeley Voice

**Public Hearing required by BMC 23.412.050 and Govt Code 65853; notice provided according to Govt Code 65090 and BMC 23.404.040.**

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I hereby certify that the Notice for this Public Hearing of the Berkeley City Council was posted at the display case located near the walkway in front of the Maudelle Shirek

Building, 2134 Martin Luther King Jr. Way, as well as on the City's website, on February 11, 2026.

Mark Numainville, City Clerk

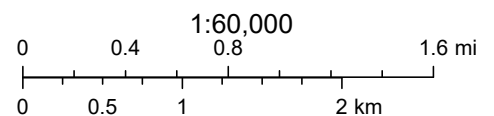


10/27/2025, 1:10:35 PM

Boundary

High Fire Hazard Severity Zone 2025

Very High Fire Hazard Severity Zone 2025



Bureau of Land Management, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS



ACTION CALENDAR

February 24, 2026

To: Honorable Mayor and Members of the City Council

From: Mayor Adena Ishii

Subject: City of Berkeley's 2026 State and Federal Legislative Platform

RECOMMENDATION

Adopt a Resolution approving the City of Berkeley's 2026 State and Federal Legislative Platform.

CURRENT SITUATION AND ITS EFFECTS

The proposed 2026 State and Federal Legislative Platform outlines the City's legislative priority areas related to homelessness, housing, economic development, infrastructure, public safety, sustainability and the environment, and health. In addition, the platform supports the City's efforts to seek federal and state funding assistance in the areas of affordable housing and homelessness, infrastructure improvements and climate resiliency. These legislative priorities support the City's long-term Strategic Plan goals, including providing state-of-the-art, well-maintained infrastructure; creating affordable housing and housing support services; creating a resilient and safe city, and continuing to be a global leader in addressing climate change, advancing environmental justice, and protecting the environment.

RATIONALE FOR RECOMMENDATION

A formally adopted legislative platform clearly indicates the City's policy and funding priorities, allowing for more effective, targeted advocacy for the City's needs at the state and federal level.

BACKGROUND

The City Manager and City Department Directors provided input regarding the priority areas and projects to include within the 2026 legislative platform. The 2026 legislative platform largely updates the prior City Council approved 2024 platform.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

While adopting the legislative platform will not directly impact climate or improve environmental sustainability, these items will be supported by the platform through related policy and funding priorities.

FISCAL IMPACTS OF RECOMMENDATION

Formal adoption and use of a legislative platform, by clearly indicating the City of Berkeley's priorities, may increase the City's effectiveness when competing for federal or state funding opportunities.

ALTERNATIVE ACTIONS CONSIDERED

The City could choose not to formally adopt a legislative platform. This could result in missing funding opportunities and a less clear position, voice or impact during state and federal level policy discussions and decisions.

CONTACT PERSON

Mayor Adena Ishii
(510) 981-7100

Attachments: 1: Resolution Exhibit A: City of Berkeley's 2026 State and Federal Legislative Platform

RESOLUTION NO. ##,###-N.S.
CITY OF BERKELEY 2026 STATE AND FEDERAL LEGISLATIVE PLATFORM

WHEREAS, the City of Berkeley has an interest in indicating to state and federal government the City's own legislative platform; and

WHEREAS, said platform can improve the City's ability to influence state and federal policy; and

WHEREAS, said platform can improve the City's effectiveness when competing for state and federal funding opportunities; and

WHEREAS, the City of Berkeley 2026 State and Federal Legislative Platform clearly outlines the City's policy and funding priorities.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the Council approves Exhibit A, the City of Berkeley's 2026 State and Federal Legislative Platform.

Exhibits A: City of Berkeley 2026 State and Federal Legislative Platform



M E M O R A N D U M

To: The Honorable Adena Ishii and Members of the Berkeley City Council
CC: Paul Buddenhagen, City Manager

From: Christopher Townsend, President, Townsend Public Affairs, Inc.
 Niccolo De Luca, Vice President
 Carlin Shelby, Deputy Director
 Kerri West, Senior Associate
 Joseph Melo, Federal Deputy Director
 Joe Hansen, Federal Legislative Analyst

Date: February 24, 2026
Subject: Draft 2026 State and Federal Legislative Agenda

In consultation with the City of Berkeley, Townsend Public Affairs, Inc. (TPA) has prepared this draft 2026 Legislative Platform. The City's legislative platform for 2026 reflects the priorities of the Mayor, the City Council, and the people of Berkeley. The platform will include advocating for legislation, regulations, and funding that is consistent with the City's adopted goals.

Once adopted, this blueprint will be shared with key stakeholders in the State Legislature and Governor's Administration as well as Congress. However, it will be necessary to remain nimble and responsive as we move through the legislative year. Our legislative agenda will be fluid as some issues will be addressed with introduced legislation.

TPA has proudly partnered with the City of Berkeley for nearly 16 years, delivering meaningful results through sustained advocacy and strategic engagement. Over the course of this partnership, we have advanced seven City-sponsored legislative proposals signed into law, collaborated on more than 90 pieces of legislation, and helped secure over \$23 million in state and federal funding for the City's priority projects.

Proposed Legislative Priorities for 2026

It is expected that the State Legislature in 2026 will maintain its focus on its recent priorities including efforts to counter federal actions, homelessness and behavioral health, housing and greater access, public safety, and transportation and infrastructure. This will also be Governor Newsom's final year in office. The State Legislature reconvened on January 5, 2026 to resume legislative activities. Legislators may begin introducing new pieces of legislation, many of which may be like bills that did not advance in 2025, the second year of the two-year legislative cycle.

In Washington, DC, Congressional Leaders and the White House have primarily focused on non-local issues, though opportunities remain in infrastructure, transportation, housing, and public safety. Many funding opportunities and programs are restarting operations following mass layoffs of federal civil service employees and structural changes to program administration. The federal government shutdown having significantly delayed legislative action this fall, we expect substantive activity in the Spring of 2026.

Federal and State Legislative Monitoring and Potential Action

The following legislative priorities are being recommended for monitoring, analysis, and potential action. The City Council may choose to take a position on a piece of legislation, continue to monitor without a position, or determine if any further response is required.

TPA maintains a constantly updated matrix of state legislation and in years past have presented recommendations after session has started then providing rolling updates. TPA will monitor legislative activity in the following areas.

Homelessness
<u>Policy Priorities:</u> 1) Prevent displacement of tenants and residents 2) Expand emergency, transitional, and permanent housing opportunities 3) Expand resources and housing alternatives for unhoused persons who suffer with severe mental illness or substance use disorder who may also require conservatorship 4) Support legislative efforts that require counties to partner with cities when receiving direct allocation of homeless funds and have a regional focus in the expenditure of state funds 5) Support legislative efforts that will allocate State homeless dollars such as the HHAP program and others, based off city point-in-time count numbers 6) Support legislative changes to Coordinated Entry requirements that allow local governments to prioritize based on local unsheltered needs and encampment resolution for housing placements 7) Support legislative efforts that have a focus on keeping people in housing, once placed, for many years which could include legislative changes to emergency shelter crisis declarations 8) Support legislative efforts that address racial disparities in homelessness 9) Support legislative efforts that provide state funded minimum basic income for those who are unhoused or at risk of becoming unhoused
<u>Funding Priorities:</u> 1) Expand funding for homeless services (e.g., the wrap around services necessary for transitional and permanent housing), non-congregate shelters and emergency shelters, as well as operating costs for permanent supportive housing 2) Funding for permanent housing interventions that reduce and prevent homelessness 3) Support for more mental health and behavioral health outreach services; incentivize County provision of In-Lieu of Services in the CalAIM system change 4) Funding for targeted homeless prevention programs that provide financial assistance, legal and housing navigation services 5) Funding for employment, wage-earning programs for homeless people 6) Funding for substance abuse services 7) Support funding efforts for non-congregate shelter and allow existing rent subsidies sources to be used to subsidize the rent at these programs 8) Support funding for homeless services (e.g., the wrap around services necessary for transitional and permanent housing) and emergency shelters, as well as operating costs for permanent supportive housing 9) Investment in extremely low income housing for those experiencing homelessness 10) Investment in mental health treatment across the continuum of care, including efforts to support or encourage creation of additional board and care beds as well as subacute treatment and psychiatric skilled nursing facilities
Housing
<u>Policy Priorities:</u> 1) Help promote and support housing legislation to enable the construction of more housing at various income levels; fight to repeal Article 34 which requires a local vote to authorize building affordable housing.

- 2) Support legislation that advances the creation or funding of affordable housing projects
- 3) Pursue updates to the State building code, if necessary, and to promote innovative forms of housing construction, including Prohousing codes like single stair.
- 4) Support legislative and funding efforts relating to housing preservation and acquisition and operation
- 5) Support legislative efforts to reduce the voter threshold for passage of affordable housing bonds
- 6) Oppose legislative efforts to limit the ability of voters to raise revenues for local government services either by raising voter threshold requirements or prohibiting them from approving real estate transfer tax increases.
- 7) Support legislative efforts to repeal or reform the Ellis Act and the Costa–Hawkins Rental Housing Act
- 8) Support policy efforts to utilize the enhanced, lower bond finance threshold of 25% for the Low-Income Housing Tax Credit (LIHTC), supplement other affordable housing development programs
- 9) Work with UC Regents to help support more opportunities for student housing
- 10) Support legislative efforts that clarify recent ADU related legislation and count ADUs towards RHNA goals
- 11) Support efforts that also encourage other forms of housing such as co-ops, land trusts, social housing, public housing, and other efforts
- 12) Advocate for the restoration of any proposed reductions in funding to affordable housing programs including the Multifamily Housing Program, Transit Oriented Development Program, Infill and Infrastructure Grant Program, and others.
- 13) Streamline Surplus Lands Act
- 14) Housing Element reform – shorten the time HCD has from 18 months to 6 months (or just generally less) to give local jurisdictions the additional year to complete the housing element. Current timelines are too short for local jurisdictions.

Funding Priorities:

- 1) Support for soft-story seismic retrofits
- 2) Funding for housing programs that support Affirmatively Furthering Fair Housing
- 3) Funding for innovative programs to prevent displacement and address hazardous housing conditions
- 4) Enhance funding of state programs for operating costs that support permanent affordable housing for individuals with area median income up to 120 percent (which includes extremely low-income up to moderate incomes, i.e., workforce housing)
- 5) Enhance funding opportunities for existing state programs to help support bicycle and pedestrian infrastructure in connection to housing
- 6) Develop a state funding program that can support small sites acquisition and rehab (like San Francisco)
- 7) Expand funding for transit-oriented development and affordable housing on transit agency sites
- 8) Support funding for remediation of hazardous sites (to make viable for housing)
- 9) Support efforts to create more student housing funding opportunities
- 10) Support funding for rehabilitation of low-income housing for older adults

Economic Development

Policy Priorities:

- 1) Support funding for arts and cultural spaces, arts education, and outdoor commerce
- 2) Measures providing for new tax increment financing opportunities (i.e., business district establishment or Enhanced Infrastructure Financing Districts) to support commercial districts as well as infrastructure and affordable housing
- 3) Efforts to encourage the development of sectors (and real estate sites) that align with quality job opportunities in local manufacturing, light industrial, bioscience, research and development, and other priority industry sectors. This includes environmental remediation of large industrial sites for redevelopment into research and development and/or life sciences use

- 4) Cannabis Tax reform which includes lowering taxes and tax simplification
- 5) Support efforts to address the digital divide
- 6) Support legislation relating to Online Sales Tax Distribution Formula reform that enhances city revenue
- 7) Support legislative and other efforts for programs that create pathways out of poverty, including guaranteed income programs
- 8) Support State funded small business displacement funds similar to tenant relocation funds to help small businesses relocate if their existing space is lost due to building demolition for housing.

Funding Priorities:

- 1) Support funding for environmental remediation at the Pacific Steel site and other toxic sites throughout the City
- 2) Support funding for the seismic retrofit and renovation of public landmarked municipal buildings (Civic Center, Veterans Building)
- 3) Loan access for minority- and women-owned businesses who experience difficulties in accessing loans from private banks

Infrastructure

Policy Priorities:

- 1) Support developing climate smart, resilient infrastructure to address growing climate threats and address deferred maintenance
- 2) Funding for programmatic implementation of hardware and software to ensure security
- 3) Funding for programmatic initiatives to advance use of technology in partnership with delivering cutting edge and strategic programs
- 4) Funding for upgrading and updating outdated technological infrastructure
- 5) Measures affecting funding for roads, transit, “last mile” projects and goods movement as well as alternative modes of transportation (bikes, ebikes, e-scooters, etc.), and support the needs of the disabled community
- 6) Support efforts to ensure funding programs within the federal 2026 Surface Transportation Reauthorization Act will support locally controlled urban infrastructure projects, multi-modal projects, and projects in disadvantaged communities
- 7) Support efforts to help commuters and increase public transportation and last mile expansion
- 8) Measures that tax ride sharing networks and help reduce vehicle congestion
- 9) Measures that support data sharing of TNCs with local government
- 10) Support regional transportation projects that would provide a benefit to the City and surrounding communities
- 11) Support for public infrastructure projects including the Ashby/North Berkeley BART Development, Berkeley Pier/Ferry Terminal Project, Maudelle Shirek (Old City Hall), Veterans Building, Transfer Station, Dispatch Center Modernization and San Pablo Park and Pool
- 12) Increasing resiliency of public infrastructure from threats of climate change
- 13) Support for public infrastructure that supports ADA access to all City facilities including buildings, Right of Way, and Parks
- 14) Support equity in infrastructure by improving City facilities and amenities in South and West Berkeley
- 15) Expand EIFD resources to include services for underserved communities

Funding Priorities:

- 1) Increased funding for bicycle and pedestrian safety improvements to reduce traffic collisions and achieve Vision Zero objectives
- 2) Increased funding for utility undergrounding, especially in high fire zones
- 3) Increased funding to address the wildland urban interface and fire safety
- 4) Funding to electrify and add e-charging in public facilities and for the public fleet and to provide public e-charging stations

- 5) Funding for the Safe Routes to School program
- 6) Funding to enhance and build recreation facilities to address neighborhood youth engagement and enrichment. (i.e., San Pablo Park and Pool)
- 7) Funding for cyber security and necessary, related technological improvements
- 8) Funding for riding transit especially when linked to housing

Public Safety

Policy Priorities:

- 1) Support automated speed enforcement legislation and seek alternatives to sworn traffic/parking enforcement
- 2) Support efforts to have non-sworn staff to investigate and report taking
- 3) Support disaster preparedness, training, response, and resilience efforts, particularly WUI wildfire safety
- 4) Criminal justice reform
- 5) Support additional efforts to help prevent violence such as mental health services, supporting street outreach teams, focusing on other individuals before they are at risk
- 6) Support efforts that reimagine public safety and incorporate community-based organizations to help address problems
- 7) Support efforts to increase peace officer accountability and provide a means of decertifying police officers who engage in serious misconduct
- 8) Support legislative efforts that seek to legalize safe crossings for pedestrians aka 'jaywalking', allows cyclists to treat stop signs as yield signs, red lights as stop signs and yield at traffic light intersections if they're making a right-hand turn, and other related efforts
- 9) Support legislative modifications to the CalVIP program to help cities such as Berkeley
- 10) Support legislation and funding to improve fire safety, including undergrounding utilities

Funding Priorities:

- 1) Support funding opportunities for alternative traffic enforcement efforts
- 2) Support funding opportunities for violence prevention services
- 3) Support funding opportunities for dispatch and service redesign or expansion
- 4) Support funding opportunities to modernize law enforcement efforts that enhance situational awareness, and help officers respond faster and more effectively to ongoing crimes
- 5) Support wildland fire mitigation grants to support home hardening, vegetation management and suppression and response such as low or no-interest loan/grant programs to assist homeowners in clearing hazardous vegetation and hardening homes in high fire hazard zones
- 6) Support funding opportunities for community paramedicine and alternative destination protocols
- 7) Support funding/resources for analysis, development and implementation of road network for wildfire evacuation programs
- 8) Support funding for park access and ADA amenities
- 9) Support funding for criminal justice diversion initiatives and ensure programs funded levels committed under Proposition 47 are maintained
- 10) Support funding for law enforcement engagement and community-centered collaborative approaches in support of reimagining public safety efforts (Gun Violence Intervention and Prevention Program)

Sustainability and the Environment

Policy Priorities:

- 1) Support legislative efforts to incentivize Low-Carbon Construction: ability to and tools for incentivizing lower-carbon construction with fees from higher-carbon construction projects
- 2) Support legislative efforts relating to electric bicycles: legislation to subsidize electric bicycle purchase, in coordination with electric vehicle subsidies
- 3) Support legislative efforts to expand transportation alternatives by water (ferry)
- 4) Support legislative efforts to expand funding for electric vehicle charging in the public right of way

- 5) Measures that provide new tools and potential revenue opportunities to address illegal dumping
- 6) Measures that support regional planning for a climate change strategy which includes sea level rise
- 7) Support efforts for gray water capture
- 8) Remediation of open space to expand public green/open space

Funding Priorities:

- 1) Support technological advancements that reduce our draw on paper and nonrenewable resources
- 2) Support development of software infrastructure to support current and emerging initiatives in the most sustainable way possible
- 3) Funding to support ongoing movement towards sustainable systems that require forward thinking processes and modern technological systems
- 4) Support funding to address sea level rise along waterfront and Aquatic Park (inclusive of state lands)
- 5) Support funding for electrification and seismic retrofitting of care and shelter facilities
- 6) Support funding for low-income solar and battery installation
- 7) Support for reaching Climate Action Plan, Clean Water, and Resilience Plan goals
- 8) Support funding for Zero Waste efforts
- 9) Support funding for more EV charging stations at apartments and elsewhere

Health

Policy Priorities:

- 1) Support legislative efforts to enhance greater access to hospitals and health care
- 2) Support legislative efforts that will require counties to partner with cities relating to unspent Prop 63 mental health funds
- 3) Support legislative efforts that support and increase psychiatric care facilities and acute care facilities
- 4) Support legislative efforts to protect the rights of women and reproductive health
- 5) Support legislative efforts that increase services such as mental health, substance abuse, treatment beds and other services for people living in encampments and in unsheltered settings
- 6) Support legislative efforts that existing mental health and substance programming prioritize people who are referred by the homeless system
- 7) Support legislative efforts that soften data sharing constraints at the Federal level: HIPAA contains broad information-sharing allowances among “treatment providers” for the purposes of “care coordination”—issue guidance defining homeless encampment or homeless-serving teams as “treatment providers” and making it clear that information can be shared on a need-to-know basis
- 8) Support federal legislative efforts to ensure health care access for all Berkeley residents.
- 9) Support legislative efforts related to oversight of guardians, receivership, conservatorship and other forms of care

Funding Priorities:

- 1) Support funding and regulatory changes to advance for emergency readiness, particularly in relation to public health
- 2) Support funding efforts relating to mental health treatment, substance abuse treatment, and other related services
- 3) Support funding efforts for CARE Court implementation
- 4) Focus on funding health services for underserved communities

Miscellaneous

Policy Priorities:

- 1) Support funding for adopted state legislative items-- no more unfunded mandates
- 2) Support efforts by national groups, including the US Conference of Mayors, National Association of County Organizations, Association of Metropolitan Planning Organizations, National Low Income Housing Coalition, and Local Officials in Transportation (LOT) Coalition that align with City priorities.

One Time State and Federal Funding Priorities for “Member Request” Consideration

As we have seen at both the Federal and State level, new initiatives and various funding opportunities have taken form over the last year. This also includes both legislative provisions that direct approved funds to be spent on specific projects, sometimes referred to as “Member Requests” or “Congressionally Directed Spending”.

As it relates to state and federal “Member Requests”/ “Congressionally Directed Spending”, our recommended strategy is for the adopted Legislative Platform to include a handful of funding buckets that capture various project themes. This provides the City with the highest amount of flexibility as it is important to not only reflect the priorities of the state and federal lawmakers who sponsor these requests, but also to ensure that the City’s projects fit the eligibility requirements of the various state and federal funding sources.

These buckets include:

- *Affordable Housing/Homelessness* which could include funding to reduce unsheltered homelessness including outreach and mental health services, non-congregate shelter, housing subsidies and gap funding for affordable housing and permanent supportive housing projects including new construction and acquisition and rehabilitation of housing.
- *Infrastructure Improvements* which could include funding for enhancements to public infrastructure including landmark sites, active transportation enhancements which include bicycle and pedestrian upgrades at various city locations such as the Car Free Telegraph project.
- *Climate Resiliency* which could include funding for reducing risk of fires in the wildland urban interface, sea level rise, and other related items.

Process for Reporting/Next Steps

In addition to weekly legislative updates and other communications we send to the City Team, TPA suggests verbal reports to the City Council when the State Legislature is on recess. For example, we would report out in April while they are on Spring Recess, during July while they are on Summer Recess, and in November or December when Session has concluded.

Due to the ever-changing nature of legislation in Sacramento and Washington, TPA will provide monthly updates which can be shared with the City Council.



Office of the City Manager

INFORMATION CALENDAR
FEBRUARY 24, 2026

To: Honorable Mayor and Members of the City Council
 From: Paul Buddenhagen, City Manager
 Submitted by: Henry Oyekanmi, Director, Finance Department
 Subject: FY 2025 Fourth Quarter Investment Report: Ended June 30, 2025

SUMMARY

The City's investment policy requires that a quarterly investment report be submitted to the City Council on the status of the investment portfolio. The report includes all investments managed by the City of Berkeley and provides information on the types, values (par, book, and market), term, and yield of each security.

- The return on pooled investments for the quarter ended June 30, 2025 was 3.03%, 124 basis points less than the 4.27% earned by the State Local Agency Investment Fund (State LAIF), which is the benchmark for investment performance used by the City. The returns earned on State LAIF's portfolio are currently higher because it has a much shorter maturity than the City and current rates are much higher than the rates earned on investments that were in the City's portfolio before the FEDs raised rates from 0%-.25%.

The return on pooled investments of 3.03% for the quarter ended June 30, 2025 was 2 basis points more than the rate of 3.01% earned in the quarter ended March 31, 2025.

- The average return on all Retiree Medical Trust Fund investments was 4.73% for the quarter ended June 30, 2025.

CURRENT SITUATION AND ITS EFFECTS

Attached is a summary of the quarterly report for fiscal year 2025 Fourth Quarter ending June 30, 2025 representing the status of the City's investment portfolio. The report includes all investments managed by the City of Berkeley and provides information on the values (par, book, and market), term, and yield of each security.

Summary information by type of security and detailed information on each security is provided on Exhibit 2-A. An evaluation of portfolio performance for this accounting period compared to the previous three accounting periods is also included in Attachment 1.

A. Portfolio Results

1. Selection and Comparison of Results with Benchmarks

As a result of the differences in the investment policies of different cities, including responsible investing policies, maturity restrictions, investment restrictions, etc., it was difficult for the City of Berkeley to come up with a reasonable performance measure for pooled cash investments. In order to provide some measure of the relative performance of the City's investment returns, many years ago the City established the State Local Agency Investment Fund (LAIF) as the performance measure to be reported in the quarterly investment reports, since many local governments invested significant portions of their investment portfolios in LAIF.

LAIF was intended to be a reference point to compare the City's investment performance against, rather than a true performance measure, since most cities typically earn a yield higher than LAIF in normal interest rate environments, and because LAIF's average maturity of its investments is normally shorter than that of most cities. As a result, past City Councilmembers requested that information about the rates earned by other California cities be included in the quarterly investment reports for comparison purposes, despite the differences in the investment policies of the various cities.

The most significant difference in investment policies is the maximum period of the investments. The impact of this difference between the various cities has played out in the interest rate environment since the FEDs unexpectedly raised short-term interest rates from zero percent to 5.5 percent from March 17, 2022 to July 26, 2023, to combat sharply rising inflation that the FEDs thought was "transitory" and under control:

- First, it is important to summarize the interest rate environment that existed in the quarter before the FEDs started raising the Federal Funds rate on March 17, 2022: At that time, interest rates were around 1% and the interest rates earned by selected California cities ranged between .23% and 1.62%, with an average of .94%. Furthermore, the city that was at the top of the list back then is at the bottom of the list in the Fourth Quarter FY 2025 investment report because of a longer average maturity of its investments;

Since the FEDs thought the rise in inflation was "transitory", there was no warning that FEDs monetary policy would immediately reverse from easing to tightening. As a result, it is reasonable to assume that portfolios were loaded with investments that were yielding between 1-2%. In addition, the FEDs didn't give the market any indication of how long or how high it would raise rates. It kept indicating that it felt the increase in inflation was "transitory";

Bond prices and interest rates have an inverse relationship. When interest rates rise, bond prices fall and vice versa. As the FEDs started raising rates, the market values of the investments declined. If investments were sold at that time, the city selling would incur large investment losses, so the only reasonable option was to hold the investments to maturity, since the FEDs didn't indicate how high it would raise rates.

Cities with investments yielding 1-2% rates have a short average investment maturity that are sooner than cities with longer average investment maturities. As a result, the former cities were able to reinvest at the current higher rates and have higher interest rates earned, while cities with longer average investment maturities had to wait for their low-yielding investments to mature to reinvest. For example, the City of Berkeley's investment portfolio held \$263.3 million (or 40.0% of the City's portfolio at that time) of such investments that won't mature until CY 2026- See Exhibit 2-F.

2. Liquidity of Portfolio:

The average investment in the pooled portfolio matures in 729 days as of June 30, 2025. This is 34 days less than the 763 maturity days as of March 31, 2025.

Comparison of Results to Performance Measures – Pooled investments:
Quarter Ended June 30, 2025

The City's yield on investments for the quarter ended June 30, 2025 was 3.03%, an increase of 2 basis points (.02%) from the 3.01 earned during the quarter ended March 31, 2025. The average yield on a 91-day Treasury bill at the end of the quarter ended June 30, 2025 was 4.24%, a decrease of 5 basis points (0.05%) from the 4.29% at the end of the previous quarter.

As summarized in Table 1, staff's overall results were under the performance measure for the quarter by 124 basis points. Staff's performance was under the performance measure in April by approximately 120 basis points (-1.20%); under the performance measure in May by approximately 133 basis points (-1.33%); and, was under the performance measure in June by approximately 112 basis points (-1.12%). The performance measure for the return on investments is compared to the rate of return of the State LAIF.

Table 1

For Quarter Ending June 30, 2025			
Period	City	State LAIF	Difference
Apr-25	3.08%	4.28%	-1.20%
May-25	2.94%	4.27%	-1.33%
June-25	3.15%	4.27%	-1.12%
Apr 1-June 30	3.03%	4.27%	-1.24%

3. Investment Results-Retiree Health Insurance Funds:

Average interest rates earned on the retiree health insurance trust funds for the quarter ended June 30, 2025 compared to the quarter ended March 31 2025, were as follows:

Table 2

EARNED INTEREST RATES		
For Quarter Ended 6/30/2025 Compared To 3/31/2025		
Trust Fund	3rd Qtr 3/31/25	4th Qtr 6/30/25
Retiree Medical Trust Fund (Misc Employees)	5.35%	5.35%
Fire Retiree Medical Trust Fund	4.70%	4.96%
Police Retiree Medical Trust Fund	3.87%	3.87%

The rates earned on these plans are expected to stay about the same, as staff believes overall rates will remain close to current levels in the near future.

Details related to retiree health trust fund investments are in Attachment 3, Exhibits 3-A, 3-B, and 3-C of this report.

B. Discussion of Interest Rate Environment and OutlookYield TrendFederal Reserve Board June 18, 2025 Statement

Although swings in net exports have affected the data, recent indicators suggest that economic activity has continued to expand at a solid pace. The unemployment rate remains low, and labor market conditions remain solid. Inflation remains somewhat elevated. The Committee seeks to achieve maximum employment and inflation at the rate of 2 percent over the longer run. Uncertainty about the economic outlook has diminished but remains elevated. The Committee is attentive to the risks to both sides of its dual mandate.

In support of its goals, the Committee decided to maintain the target range for the federal funds rate at 4-1/4 to 4-1/2 percent. In considering the extent and timing of additional adjustments to the target range for the federal funds rate, the Committee will carefully assess incoming data, the evolving outlook, and the balance of risks. The Committee will continue reducing its holdings of Treasury securities and agency debt and agency mortgage-backed securities. The Committee is strongly committed to supporting maximum employment and returning inflation to its 2 percent objective. In assessing the appropriate stance of monetary policy, the Committee will continue to monitor the implications of incoming information for the economic outlook. The Committee would be prepared to adjust the stance of monetary policy as appropriate if risks emerge that could impede the attainment of the Committee's goals. The Committee's assessments will take into account a wide range of information, including readings on labor market conditions, inflation pressures and inflation expectations, and financial and international developments.

Investment Environment and Change in City's Investment StrategyA. Investment Environment

At the time of the period covered by this investment report, the investment environment was as follows:

- After the FEDs raised short-term rates from zero percent to 5.50 percent between March 17, 2022 and July 26, 2023, many market participants expected quick moves by the FEDs to lower rates and avoid a recession.
- However, the FEDs was much more cautious. The Core Personal Consumption Expenditures (PCE) index (the Fed's favored inflation index) had moved down significantly to 2.8% in June 2025 versus the Fed's goal of 2.0%, but it has been stuck at a level of 2.6%-2.8% for over a year and a half. Until the index moves to

the 2.0% goal and stays there for a period, the FEDs will be reluctant to meaningfully lower short-term rates.

- The FEDs was unsure of the impact President Trump's tariffs would have on inflation but believes that they will increase inflation over the short-term, so the FEDs have more reason to be reluctant to lower short-term rates much under these circumstances.
- These actions would tend to cause the FEDs to stay in a holding pattern and keep short-term interest rates where they are until there is a clearer picture of the impact of the final tariffs imposed on inflation and the economy or unless the unemployment rate increases significantly. The FEDs knows that when the labor market turns, it turns quickly, so they want to make sure they are not stepping on the brakes of the economy at the same time the labor market has already slowed.

B. Significant Changes in the Investment Environment Since the Period of This Report

FEDs Actions:

- The rate cut made by the FEDs on September 17, 2025 came with a warning about the economy: The job market has stopped growing and needed a boost in the form of lower interest rates, despite the increase in inflation in the last few months. The inflation rate rose 2.9% over the 12 months to August, the fastest pace since January, and significantly above the FEDs target of 2%. However, the concern about the rise in inflation has now been eclipsed by the concern in the labor market. The US reported small job gains in July and August 2025, and a loss of jobs in June-the first decline since 2020.

The market clearly expected another cut at the FEDs December meeting until the FEDs Chairman stated at the October 29th. Meeting: "A further reduction in the policy rate at the December meeting is not a foregone conclusion. Far from it, policy is not on a preset course." However, the weakening of the labor market in November 2025 prompted the FEDs to lower short-term rates by another .25%, to 3 3/4 on December 10, 2025.

PCE for September 2025 was delayed due to the federal government shutdown, and was reported On December 5, 2025 at 2.8%- still range bound, significantly above the FEDs 2% target.

Labor Market Changes:

The labor market weakened significantly: The November 2025 labor report showed U.S. hiring slowed to 64,000 jobs added, and showed an increase in the unemployment rate from 4.40% in September to 4.60% in November. What made this shift more consequential is that it came after a long period in which unemployment had been hovering near multi-decades lows, even as growth

cooled and interest rates stayed high. The move in the unemployment rate in November suggests that the labor market is no longer absorbing economic headwinds as easily as it did earlier.

Justin Wolfers, Professor of Economics at the University of Michigan indicated that “the gradual weakening of employment conditions is creating a largely overlooked crisis for America’s workers”, despite recent data indicating the labor market may be on slightly stronger footing in the summer. “Unemployment has been rising a tenth of a point here, a tenth of a point there, and “that feels small month to month, but it has added up month over month, and we’ve silently shifted from a very tight market towards a noticeably weaker one”

The unemployment rate is projected to be 4.5% in 2025 and drop to 4.4% in 2026.

Inflation Expectations:

- The September 2025 PCE index was reported on December 5, 2025. The September 2025 rate was 2.8% and Core PCE was 2.8%, in line with expectations, but significantly higher than the FEDs 2% target.
- PCE inflation is expected to be at 3% in 2025 and 2.6% in 2026. Core PCE is projected at 3.1% for 2025 and 2.6% in 2026.

Staff Expectations for Future FEDs Actions:

- Federal Reserve officials are divided on further interest rate cuts amid persistent inflation concerns. Some officials argue that the labor market is stable, so more rate cuts are unnecessary. Others argue that the FEDs risk a recession if they don’t move quickly with rate cuts. The FEDs will continue to be cautious about lowering short-term rates if there is weakness in the labor market.
- The FEDs will continue this caution to lower short-term rates if there is weakness in the labor market, even if inflation rises slightly instead of moving down to the FEDs 2% target.
- The U.S. Supreme Court indicated that it will decide whether President Trump’s novel use of an emergency powers law to impose worldwide tariffs is constitutional. It held hearings in September 2025 and scheduled arguments by both sides two months after the hearings. This decision may have a significant impact on inflation expectations and determine how much more and how quickly the FEDs lower short-term rates in the near future.

C. Change in City Investment Strategy

After the FEDs changed to a looser monetary policy after July 26, 2023, the City’s investment strategy changed to extending the investment maturities of securities

purchased beyond three years and locking in rates, as much as practical. However, as a result of projected future budget deficits, and in order to increase liquidity, Staff have temporarily stopped purchasing longer-term securities until 2026 when a substantial amount of securities earning between 1-2% mature.

Rates Earned by Berkeley and Other California Cities

On a short-term basis, the City's earned rate is expected to be below the City's benchmark (State LAIF) until FY 2026, when most of the securities earning less than 2 percent mature.

However, the City's return is expected to be comparable to rates earned by other cities with a similar average maturity and lower than cities with a shorter average maturity in California. A sample of rates earned by Northern and Southern California cities is reflected in table 3 below (previously only Northern California cities were included):

Table 4

Other California Cities Earned Interest Rates	
For the Quarter Ending June 30, 2025	
City	Rates Earned
San Diego	4.27%
Oakland	4.03%
Hayward	4.02%
San Jose	3.80%
San Francisco	3.79%
Burbank	3.49%
Los Angeles	3.36%
Berkeley	3.03%
Sacramento	2.98%
Palo Alto	2.70 %

BACKGROUND

- Pooled Investments

Short-term cash is invested primarily in government sponsored enterprises (referred to as Federal Agency securities) notes, medium-term corporate notes and municipal securities for periods of one to ten years. Additional cash is invested in a money market fund or overnight securities to meet the liquidity needs of the City.

In some cases, the city may have investments with a current market value that is greater or less than the recorded cost. These changes in market value are due to fluctuations in the market and have no effect on the City's yield, as the city does not intend to sell securities prior to maturity.

- Retiree Health Trust Fund Investments

The City agreed to provide retiree Health insurance coverage for fire, police and miscellaneous employees under certain terms and conditions. An actuarial study commissioned by the City many years ago determined that, in addition to City Contributions, an average rate of return of 7% on miscellaneous employees trust fund assets invested must be achieved to fund the retiree health benefit at the desired 70% level. Primarily because of the Federal Reserve Board's decision to keep short-term rates near zero from 2008 to March 2022, the average rate currently earned is significantly below that 7% level. City Finance Department staff manages these investment portfolios.

ENVIRONMENTAL SUSTAINABILITY

There are no identifiable environmental effects or opportunities associated with the subject of this report.

CONTACT PERSON

Henry Oyekanmi, Director, Finance Department, 981-7326

ATTACHMENTS

1. Portfolio Evaluation FY 2025 Fourth Quarter
2. Investment Report Analysis FY 2025 Fourth Quarter
 - a. Exhibit 2-A: Pooled Cash and Investments
 - b. Exhibit 2-B.1 through 2-B.3: Interest Earnings April 1, 2025 – June 30, 2025
 - c. Exhibit 2-C: Book Value By Investment Type
 - d. Exhibit 2-D: Current Holdings vs. Policy Limits
 - e. Exhibit 2-E: Investment Portfolio Trend
 - f. Exhibit 2-F: Investments Yielding 2 Percent or Less Maturing in 2026 or 2027
3. Summary of Pooled and Cash Investments FY 2025 Fourth Quarter –Trust Funds
 - a. Exhibit 3-A: Retiree Medical Trust Funds –Misc.
 - b. Exhibit 3-B: Retiree Medical Trust Funds –Fire
 - c. Exhibit 3-C: Retiree Medical Trust Funds –Police



Portfolio Evaluation
Quarter Ended June 30, 2025

	QUARTER ENDING											
	June 2025		March 2025		December 2024		September 2024					
Total Portfolio												
Pooled Cash and Investments (COB)	\$	693,922,102		\$	647,948,111		\$	649,832,348		\$	609,358,155	
Pooled Cash and Investments (Trust)		58,221,801			58,585,989			57,695,193			58,122,162	
Total Cash and Investments	\$	752,143,903		\$	706,534,100		\$	707,527,541		\$	667,480,317	
Average Life of Investment Portfolio												
Pooled Investments (CoB)		729			763			835			911	
Trust Investments		5.417 years			2.791 years			2.791 years			4.077 years	
Weighted Yield												
Pooled Investments (CoB)		3.033%			3.007%			2.901%			3.156%	
Trust Investments		4.728%			4.639%			4.285%			4.903%	
Prime Rate		7.500%			7.500%			7.500%			8.000%	
91-day Treasury Bill Rate		4.240%			4.294%			4.271%			4.618%	
2-year Treasury Note Rate		3.777%			3.883%			4.243%			3.169%	
Cash and Investments Maturity												
Within one year	\$	492,986,029	65.54%	\$	255,293,610	36.13%	\$	270,171,399	38.19%	\$	192,996,379	28.91%
Between 1 to 3 years		140,692,393	18.71%		333,278,343	47.17%		334,960,505	47.34%		346,026,863	51.84%
Between 3 to 5 years		20,790,910	2.76%		20,608,600	2.92%		10,530,270	1.49%		30,946,760	4.64%
Between 5 to 10 years		87,784,492	11.67%		81,503,566	11.54%		89,983,467	12.72%		92,995,803	13.93%
Over 10 years		9,890,080	1.31%		15,849,980	2.24%		1,881,900	0.27%		4,514,512	0.68%
Total	\$	752,143,903	100.00%	\$	706,534,100	100.00%	\$	707,527,541	100.00%	\$	667,480,317	100.00%



**Investment Report Analysis
As of June 30, 2025**

Investments	Pooled Investments	Pension and OPEB	
		Trust Investments	Total
Portfolio	\$ 469,765,467	\$ 58,565,695	\$ 528,331,162
Unrecognized gain/(loss)	(6,659,113)	(1,735,524)	(8,394,636)
Total Investments	463,106,354	56,830,171	519,936,525
Cash	Pooled Cash	Pension and OPEB	
		Trust Cash	Total
Cash with Fidelity Money Market	37,081,094	-	37,081,094
Cash with Fiscal Agents	150	-	150
Cash Deposits in Banks	193,734,505	1,391,630	195,126,135
Total Cash	230,815,748	1,391,630	232,207,378
Adjusted Grand Total (All Cash and Investments)	\$ 693,922,102	\$ 58,221,801	\$ 752,143,903

Pooled Cash Portfolio Breakdown As of June 30, 2025

	Book Value	Market Value
Investments	\$ 469,765,467	\$ 463,106,354

NOTE:

1. The pooled cash includes Rent Board cash of \$10,879,232.62
2. The pooled cash does not include Section 115 cash of \$5,807,227.87
3. The pooled cash does not include Fire Admin Training Building \$10,500,000 cash in escrow



City of Berkeley
Pooled Cash and Investments
As of June 30, 2025

CUSIP	Investment #	Issuer	Book Value	Par Value	Market Value	Current Rate	YTM/C 365	Maturity Date	Days To Maturity	Moody's Rating
Medium Term Notes										
88579YAR2	14659	3M COMPANY	4,994,767.40	5,000,000.00	4,988,200.00	3.000	4.120	08/07/2025	37	A3
233851CU6	14571	Daimler Finance	5,017,344.98	5,000,000.00	4,929,350.00	3.450	3.190	01/06/2027	554	A2
233851CU6	14574	Daimler Finance	3,747,558.28	3,725,000.00	3,672,365.75	3.450	3.000	01/06/2027	554	A2
24422EWK1	14663	John Deere Cap	4,990,118.62	5,000,000.00	5,010,450.00	4.150	4.250	09/15/2027	806	A1
375558BF9	14570	Gilead Sciences	5,015,872.30	5,000,000.00	4,975,000.00	3.650	3.118	03/01/2026	243	A3
30303M8G0	14660	Meta Platforms Inc	4,918,575.86	5,000,000.00	4,952,200.00	3.500	4.360	08/15/2027	775	AA3
617446HD4	14670	Morgan Stanley	10,637,184.37	10,000,000.00	11,508,900.00	7.250	6.000	04/01/2032	2466	A1
747525AU7	14587	Qualcomm Inc	6,046,374.01	5,963,000.00	5,887,687.31	3.250	2.435	05/20/2027	688	A2
07330MAA5	14588	Truist Bank	5,087,678.42	5,000,000.00	4,953,000.00	3.800	2.365	10/30/2026	486	A3
Subtotal and Average			50,455,474.24	49,688,000.00	50,877,153.06		3.898		930	
Federal Agency Coupon Securities										
3133ENN22	14664	Federal Farm Credit Bank	4,998,526.89	5,000,000.00	4,991,800.00	3.750	3.890	09/22/2025	83	AA1
3133ENP95	14666	Federal Farm Credit Bank	4,998,280.63	5,000,000.00	4,997,700.00	4.250	4.400	09/30/2025	91	AA1
3133ENS50	14667	Federal Farm Credit Bank	4,999,645.65	5,000,000.00	5,030,250.00	4.125	4.128	10/14/2027	835	AA1
3133ENN30	14668	Federal Farm Credit Bank	4,719,292.20	5,000,000.00	4,917,750.00	3.875	4.863	09/20/2032	2638	AA1
3133ENV72	14669	Federal Farm Credit Bank	4,995,202.12	5,000,000.00	5,024,950.00	4.500	4.600	07/27/2026	391	AA1
3133EPGG4	14686	Federal Farm Credit Bank	4,967,524.84	5,000,000.00	4,916,900.00	4.000	4.102	04/20/2033	2850	AA1
3133EPGS8	14687	Federal Farm Credit Bank	4,999,856.60	5,000,000.00	4,999,550.00	4.250	4.300	07/24/2025	23	AA1
3133EPPE9	14689	Federal Farm Credit Bank	4,992,260.65	5,000,000.00	5,027,250.00	4.375	4.540	07/06/2026	370	AA1
3133EPPF6	14690	Federal Farm Credit Bank	4,969,352.60	5,000,000.00	5,055,750.00	4.125	4.300	07/05/2029	1465	AA1
Subtotal and Average			44,639,942.18	45,000,000.00	44,961,900.00		4.344		959	
Medium-Term Notes - Callable										
22553PXJ3	14655	Credit Suisse AG	5,000,000.00	5,000,000.00	4,915,500.00	5.000	5.001	05/31/2032	2,526	AA2
751212AC5	14566	Ralph Lauren	5,005,876.76	5,000,000.00	4,983,400.00	3.750	3.190	09/15/2025	76	A3
857477CD3	14698	State Street Corp.	4,000,000.00	4,000,000.00	4,040,160.00	5.272	5.272	08/03/2026	398	AA3
91159HHU7	14562	US Bancorp	5,015,977.72	5,000,000.00	4,985,450.00	3.950	2.848	11/17/2025	139	A3
91159HHM5	14684	US Bancorp	4,916,146.85	5,000,000.00	4,949,500.00	3.100	5.348	04/27/2026	300	A3
91159HHW3	14693	US Bancorp	4,460,838.57	5,000,000.00	4,733,500.00	3.000	6.212	07/30/2029	1,490	A3
Subtotal and Average			28,398,839.90	29,000,000.00	28,607,510.00		4.590		824	
Federal Agency Callable										
3133EN6K1	14676	Federal Farm Credit Bank	5,000,000.00	5,000,000.00	4,989,850.00	4.220	4.220	01/23/2030	1,667	AA1
3133EN6K1	14677	Federal Farm Credit Bank	5,000,000.00	5,000,000.00	4,989,850.00	4.220	4.220	01/23/2030	1,667	AA1
3133EPAJ4	14679	Federal Farm Credit Bank	5,000,000.00	5,000,000.00	4,887,400.00	4.000	4.000	02/09/2033	2,780	AA1
3130AULM4	14678	Federal Home Loan Banks	5,000,000.00	5,000,000.00	5,000,700.00	5.620	5.620	01/26/2033	2,766	AA1
Subtotal and Average			20,000,000.00	20,000,000.00	19,867,800.00		4.515		2,220	
Federal Agency Continuously Callable										
31422XJW3	14638	Farmer Mac	10,000,000.00	10,000,000.00	9,744,700.00	1.500	0.300	07/20/2026	384	N/A
3133ENUV0	14644	Federal Farm Credit Bank	5,000,000.00	5,000,000.00	4,848,800.00	4.000	4.000	04/19/2032	2,484	AA1
3133ENVV9	14647	Federal Farm Credit Bank	5,000,000.00	5,000,000.00	4,960,650.00	3.630	3.630	05/03/2027	671	AA1
3133ENWW6	14653	Federal Farm Credit Bank	4,996,210.91	5,000,000.00	4,899,200.00	4.370	4.384	05/17/2032	2,512	AA1



City of Berkeley
Pooled Cash and Investments
As of June 30, 2025

CUSIP	Investment #	Issuer	Book Value	Par Value	Market Value	Current Rate	YTM/C 365	Maturity Date	Days To Maturity	Moody's Rating
3133EPEK7	14682	Federal Farm Credit Bank	5,000,000.00	5,000,000.00	4,995,400.00	4.620	4.620	04/03/2028	1,007	AA1
3133EPQT5	14695	Federal Farm Credit Bank	5,000,000.00	5,000,000.00	4,995,750.00	5.650	5.292	07/25/2033	2,946	AA1
3130AMAV4	14611	Federal Home Loan Banks	5,600,000.00	5,600,000.00	5,348,952.00	1.250	1.125	04/29/2027	667	AA1
3130ALZA5	14612	Federal Home Loan Banks	9,000,000.00	9,000,000.00	8,905,140.00	3.000	0.500	04/29/2026	302	AA1
3130AMEX6	14613	Federal Home Loan Banks	15,000,000.00	15,000,000.00	14,799,300.00	2.500	1.023	05/27/2026	330	AA1
3130AMF72	14615	Federal Home Loan Banks	15,000,000.00	15,000,000.00	14,646,150.00	1.300	1.040	05/27/2026	330	AA1
3130AMFQ0	14616	Federal Home Loan Banks	15,000,000.00	15,000,000.00	14,627,400.00	1.150	1.020	05/26/2026	329	AA1
3130AMFT4	14617	Federal Home Loan Banks	10,000,000.00	10,000,000.00	9,759,700.00	1.250	1.000	05/27/2026	330	AA1
3130AMG22	14618	Federal Home Loan Banks	20,000,000.00	20,000,000.00	19,623,400.00	1.750	0.500	05/27/2026	330	AA1
3130AMGG1	14619	Federal Home Loan Banks	10,000,000.00	10,000,000.00	9,820,900.00	2.000	1.160	05/26/2026	329	AA1
3130AMFN7	14620	Federal Home Loan Banks	10,000,000.00	10,000,000.00	9,833,200.00	2.000	1.175	05/26/2026	329	AA1
3130AMG55	14622	Federal Home Loan Banks	10,000,000.00	10,000,000.00	9,556,600.00	1.375	1.219	05/27/2027	695	AA1
3130AMG22	14624	Federal Home Loan Banks	10,000,000.00	10,000,000.00	9,811,700.00	1.750	0.500	05/27/2026	330	AA1
3130AMLS9	14627	Federal Home Loan Banks	10,000,000.00	10,000,000.00	9,851,200.00	2.000	1.170	06/17/2026	351	AA1
3130AMN24	14628	Federal Home Loan Banks	10,000,000.00	10,000,000.00	9,745,700.00	1.150	1.034	06/03/2026	337	AA1
3130AMN57	14629	Federal Home Loan Banks	20,000,000.00	20,000,000.00	19,484,800.00	1.100	1.013	06/03/2026	337	AA1
3130AMP71	14630	Federal Home Loan Banks	20,000,000.00	20,000,000.00	19,479,600.00	1.200	1.077	06/18/2026	352	AA1
3130AMPL0	14631	Federal Home Loan Banks	15,000,000.00	15,000,000.00	14,613,300.00	1.150	0.375	06/08/2026	342	AA1
3130AMMW9	14632	Federal Home Loan Banks	10,000,000.00	10,000,000.00	9,762,500.00	1.500	0.500	06/10/2026	344	AA1
3130AMWM0	14634	Federal Home Loan Banks	4,250,000.00	4,250,000.00	4,130,277.50	1.050	0.500	06/30/2026	364	AA1
3130AN5U0	14642	Federal Home Loan Banks	10,000,000.00	10,000,000.00	9,778,400.00	1.750	0.500	07/29/2026	393	AA1
3130ANJY7	14643	Federal Home Loan Banks	40,000,000.00	40,000,000.00	38,678,400.00	1.000	0.400	08/26/2026	421	AA1
3130ARTE1	14645	Federal Home Loan Banks	6,425,000.00	6,425,000.00	6,211,561.50	4.100	4.100	04/26/2032	2,491	AA1
3130ARYA3	14651	Federal Home Loan Banks	5,000,000.00	5,000,000.00	4,971,350.00	4.000	4.000	05/26/2027	694	AA1
3130AS7K9	14654	Federal Home Loan Banks	5,000,000.00	5,000,000.00	4,886,650.00	4.440	4.440	05/26/2032	2,521	AA1
3134GXC28	14657	Federal Home Loan Mortgage Co	5,000,000.00	5,000,000.00	4,999,350.00	4.100	4.100	07/18/2025	17	AA1
			325,271,210.91	325,275,000.00	317,770,031.00		1.281		564	
Medium Term Notes Continuous Callable Bonds										
06051GLG2	14688	Bank of America Corporation	1,000,000.00	1,000,000.00	1,021,960.00	5.202	5.202	04/25/2029	1,394	A1
		Subtotal and Average	1,000,000.00	1,000,000.00	1,021,960.00		5.202		1,394	
Total Investments and Average			469,765,467.23	469,963,000.00	463,106,354.06		2.200		729	

Total Investments (Book Value)	469,765,467.23
Cash	230,815,748.00
Total Investments (Book Value) and Cash	700,581,215.23
Increase / (Decrease) in Market Value of Securities	(6,659,113.17)
Total Investments (Market Value) and Cash	693,922,102.06



Pooled Investments Selected Funds
Interest Earnings
Sorted by Fund - Fund
April 1, 2025 - April 30, 2025
Yield on Average Book Value

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings		
										Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: Pooled Investment - Long Term												
3130AMGG1	14619	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	05/26/2026	2.000	2.028	16,666.67	0.00	16,666.67
3130AMFN7	14620	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	05/26/2026	2.000	2.028	16,666.67	0.00	16,666.67
3130ARX71	14648	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	05/23/2025	3.000	3.042	12,500.00	0.00	12,500.00
3130ARYA3	14651	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	05/26/2027	4.000	4.056	16,666.67	0.00	16,666.67
3130AMG22	14618	010	MC5	20,000,000.00	20,000,000.00	20,000,000.00	05/27/2026	1.500	1.521	25,000.00	0.00	25,000.00
3130AMFT4	14617	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	05/27/2026	1.250	1.267	10,416.66	0.00	10,416.66
3130AS7K9	14654	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	05/26/2032	4.440	4.502	18,500.00	0.00	18,500.00
3130ASGF0	14656	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	06/30/2025	4.000	4.056	16,666.66	0.00	16,666.66
3130ARTE1	14645	010	MC5	6,425,000.00	6,425,000.00	6,425,000.00	04/26/2032	4.100	4.157	21,952.08	0.00	21,952.08
3130AMG55	14622	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	05/27/2027	1.375	1.394	11,458.33	0.00	11,458.33
3130AMMW9	14632	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	06/10/2026	1.500	1.521	12,500.00	0.00	12,500.00
3130AMP71	14630	010	MC5	20,000,000.00	20,000,000.00	20,000,000.00	06/18/2026	1.200	1.217	20,000.00	0.00	20,000.00
3130AMN57	14629	010	MC5	20,000,000.00	20,000,000.00	20,000,000.00	06/03/2026	1.100	1.115	18,333.33	0.00	18,333.33
3130AMLS9	14627	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	06/17/2026	1.500	1.521	12,500.00	0.00	12,500.00
3130AMN24	14628	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	06/03/2026	1.150	1.166	9,583.34	0.00	9,583.34
3130ANJY7	14643	010	MC5	40,000,000.00	40,000,000.00	40,000,000.00	08/26/2026	1.000	1.014	33,333.33	0.00	33,333.33
3130AN5U0	14642	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	07/29/2026	1.750	1.774	14,583.33	0.00	14,583.33
3130AMPL0	14631	010	MC5	15,000,000.00	15,000,000.00	15,000,000.00	06/08/2026	1.150	1.166	14,375.00	0.00	14,375.00
3130AMWM0	14634	010	MC5	4,250,000.00	4,250,000.00	4,250,000.00	06/30/2026	1.050	1.065	3,718.75	0.00	3,718.75
3130AMFQ0	14616	010	MC5	15,000,000.00	15,000,000.00	15,000,000.00	05/26/2026	1.150	1.166	14,375.00	0.00	14,375.00
3130AULM4	14678	010	MC4	5,000,000.00	5,000,000.00	5,000,000.00	01/26/2033	5.620	5.698	23,416.67	0.00	23,416.67
3130AMAV4	14611	010	MC5	5,600,000.00	5,600,000.00	5,600,000.00	04/29/2027	1.250	1.267	5,833.33	0.00	5,833.33
3130AMG22	14624	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	05/27/2026	1.500	1.521	12,500.00	0.00	12,500.00
3130AMEX6	14613	010	MC5	15,000,000.00	15,000,000.00	15,000,000.00	05/27/2026	1.750	1.774	21,875.00	0.00	21,875.00
3130ALZA5	14612	010	MC5	9,000,000.00	9,000,000.00	9,000,000.00	04/29/2026	3.000	2.095	15,500.00	0.00	15,500.00
3130AMF72	14615	010	MC5	15,000,000.00	15,000,000.00	15,000,000.00	05/27/2026	1.300	1.318	16,250.00	0.00	16,250.00
3133EPEK7	14682	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	04/03/2028	4.620	4.684	19,250.00	0.00	19,250.00
3133EN6K1	14677	010	MC4	5,000,000.00	5,000,000.00	5,000,000.00	01/23/2030	4.220	4.279	17,583.33	0.00	17,583.33
3133EPAJ4	14679	010	MC4	5,000,000.00	5,000,000.00	5,000,000.00	02/09/2033	4.000	4.056	16,666.67	0.00	16,666.67
3133EPGG4	14686	010	FAC	5,000,000.00	4,966,484.34	4,966,663.54	04/20/2033	4.000	4.168	16,666.67	346.83	17,013.50
3133EPGS8	14687	010	FAC	5,000,000.00	4,999,295.49	4,999,392.13	07/24/2025	4.250	4.355	17,708.33	187.04	17,895.37
3133EPQT5	14695	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	07/25/2033	5.650	5.728	23,541.66	0.00	23,541.66

Interest Earnings

April 1, 2025 - April 30, 2025

Exhibit 2-B.1

										Adjusted Interest Earnings		
CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: Pooled Investment - Long Term												
3133EPPE9	14689	010	FAC	5,000,000.00	4,990,352.31	4,990,680.97	07/06/2026	4.375	4.599	18,229.16	636.12	18,865.28
3133EPPF6	14690	010	FAC	5,000,000.00	4,967,442.44	4,967,771.41	07/05/2029	4.125	4.365	17,187.50	636.72	17,824.22
3133EN6K1	14676	010	MC4	5,000,000.00	5,000,000.00	5,000,000.00	01/23/2030	4.220	4.279	17,583.33	0.00	17,583.33
3133ENWW6	14653	010	MC5	5,000,000.00	4,996,073.18	4,996,096.90	05/17/2032	4.370	4.445	18,208.33	45.91	18,254.24
3133ENVV9	14647	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	05/03/2027	3.630	3.680	15,125.00	0.00	15,125.00
3133ENN22	14664	010	FAC	5,000,000.00	4,996,890.10	4,997,172.00	09/22/2025	3.750	3.937	15,625.00	545.60	16,170.60
3133ENP95	14666	010	FAC	5,000,000.00	4,996,541.93	4,996,841.37	09/30/2025	4.250	4.453	17,708.33	579.57	18,287.90
3133ENV72	14669	010	FAC	5,000,000.00	4,994,083.44	4,994,276.10	07/27/2026	4.500	4.659	18,750.00	372.89	19,122.89
3133ENS50	14667	010	FAC	5,000,000.00	4,999,606.90	4,999,613.58	10/14/2027	4.125	4.186	17,187.50	12.92	17,200.42
3133ENN30	14668	010	FAC	5,000,000.00	4,709,571.65	4,711,245.75	09/20/2032	3.875	5.006	16,145.83	3,240.18	19,386.01
3133ENUV0	14644	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	04/19/2032	4.000	4.056	16,666.67	0.00	16,666.67
3134GXRS5	14646	010	MC5	0.00	5,000,000.00	4,666,666.67	04/29/2025	3.100	3.143	12,055.56	0.00	12,055.56
3134GXC28	14657	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	07/18/2025	4.100	4.157	17,083.34	0.00	17,083.34
617446HD4	14670	010	MTN	10,000,000.00	10,660,783.80	10,656,719.45	04/01/2032	7.250	6.000	60,416.67	-7,866.48	52,550.19
06051GLG2	14688	010	MC6	1,000,000.00	1,000,000.00	1,000,000.00	04/25/2029	5.202	5.274	4,335.00	0.00	4,335.00
31422XJW3	14638	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	07/20/2026	1.500	1.521	12,500.00	0.00	12,500.00
24422EWK1	14663	010	MTN	5,000,000.00	4,988,998.57	4,989,191.47	09/15/2027	4.150	4.308	17,291.67	373.35	17,665.02
13063DGB8	14559	010	MUN	0.00	5,000,000.00	0.00	04/01/2025	3.375		0.00	0.00	0.00
91159HHU7	14562	010	MC3	5,000,000.00	5,026,551.22	5,024,730.23	11/17/2025	3.950	3.132	16,458.33	-3,524.50	12,933.83
91159HHW3	14693	010	MC3	5,000,000.00	4,427,806.22	4,433,495.12	07/30/2029	3.000	6.452	12,500.00	11,010.78	23,510.78
91159HHM5	14684	010	MC3	5,000,000.00	4,890,650.96	4,895,041.92	04/27/2026	3.100	5.323	12,916.66	8,498.63	21,415.29
20030NBN0	14563	010	MTN	5,000,000.00	5,004,611.46	5,004,078.04	08/15/2025	3.375	3.168	14,062.50	-1,032.42	13,030.08
747525AU7	14587	010	MTN	5,963,000.00	6,057,425.06	6,055,521.82	05/20/2027	3.250	2.505	16,149.79	-3,683.69	12,466.10
751212AC5	14566	010	MC3	5,000,000.00	5,013,024.16	5,011,793.22	09/15/2025	3.750	3.215	15,625.00	-2,382.47	13,242.53
375558BF9	14570	010	MTN	5,000,000.00	5,021,824.41	5,020,799.32	03/01/2026	3.650	3.205	15,208.34	-1,984.04	13,224.30
233851CU6	14574	010	MTN	3,725,000.00	3,751,283.50	3,750,641.93	01/06/2027	3.450	3.071	10,709.37	-1,241.74	9,467.63
233851CU6	14571	010	MTN	5,000,000.00	5,020,209.29	5,019,716.00	01/06/2027	3.450	3.253	14,375.00	-954.77	13,420.23
07330MAA5	14588	010	MTN	5,000,000.00	5,104,152.45	5,101,315.25	10/30/2026	3.800	2.467	15,833.34	-5,491.35	10,341.99
22553PWD7	14652	010	MC3	5,000,000.00	5,000,000.00	5,000,000.00	05/25/2025	4.050	4.106	16,875.00	0.00	16,875.00
22553PXJ3	14655	010	MC3	5,000,000.00	5,000,000.00	5,000,000.00	05/31/2032	5.000	4.959	20,380.43	0.00	20,380.43
88579YAR2	14659	010	MTN	5,000,000.00	4,981,685.91	4,983,938.83	08/07/2025	3.000	4.116	12,500.00	4,360.49	16,860.49
30303M8G0	14660	010	MTN	5,000,000.00	4,908,984.01	4,910,635.94	08/15/2027	3.500	4.405	14,583.33	3,197.28	17,780.61
857477CD3	14698	010	MC3	4,000,000.00	4,000,000.00	4,000,000.00	08/03/2026	5.272	5.345	17,573.33	0.00	17,573.33
Subtotal				489,963,000.00	499,749,332.80	494,419,038.95			2.633	1,064,436.79	5,882.85	1,070,319.64
Fund: Wells Fargo MM- Regular												
SYS14701	14701	025	RRP	188,283,858.72	129,372,554.71	164,805,706.47			4.167	564,391.39	0.00	564,391.39
Subtotal				188,283,858.72	129,372,554.71	164,805,706.47			4.167	564,391.39	0.00	564,391.39

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Pooled Investments Selected Funds
Interest Earnings
April 1, 2025 - April 30, 2025

Exhibit 2-B.1

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Adjusted Interest Earnings			
									Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: Fidelity MM - Regular												
SYS14265	14265	040	RRP	36,820,574.82	36,692,095.72	36,696,378.36		0.003	4.260	128,479.10	0.00	128,479.10
			Subtotal	36,820,574.82	36,692,095.72	36,696,378.36			4.260	128,479.10	0.00	128,479.10
			Total	715,067,433.54	665,813,983.23	695,921,123.78			3.082	1,757,307.28	5,882.85	1,763,190.13



Pooled Investments Selected Funds
Interest Earnings
Sorted by Fund - Fund
May 1, 2025 - May 31, 2025
Yield on Average Book Value

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings		
										Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: Pooled Investment - Long Term												
3130AMGG1	14619	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	05/26/2026	2.000	1.962	16,666.67	0.00	16,666.67
3130AMFN7	14620	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	05/26/2026	2.000	1.962	16,666.67	0.00	16,666.67
3130ARX71	14648	010	MC5	0.00	5,000,000.00	3,548,387.10	05/23/2025	3.000	3.042	9,166.67	0.00	9,166.67
3130ARYA3	14651	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	05/26/2027	4.000	3.925	16,666.67	0.00	16,666.67
3130AMG22	14618	010	MC5	20,000,000.00	20,000,000.00	20,000,000.00	05/27/2026	1.750	1.504	25,555.56	0.00	25,555.56
3130AMFT4	14617	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	05/27/2026	1.250	1.226	10,416.67	0.00	10,416.67
3130AS7K9	14654	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	05/26/2032	4.440	4.356	18,500.00	0.00	18,500.00
3130ASGF0	14656	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	06/30/2025	4.000	3.925	16,666.67	0.00	16,666.67
3130ARTE1	14645	010	MC5	6,425,000.00	6,425,000.00	6,425,000.00	04/26/2032	4.100	4.023	21,952.08	0.00	21,952.08
3130AMG55	14622	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	05/27/2027	1.375	1.349	11,458.34	0.00	11,458.34
3130AMMW9	14632	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	06/10/2026	1.500	1.472	12,500.00	0.00	12,500.00
3130AMP71	14630	010	MC5	20,000,000.00	20,000,000.00	20,000,000.00	06/18/2026	1.200	1.177	20,000.00	0.00	20,000.00
3130AMN57	14629	010	MC5	20,000,000.00	20,000,000.00	20,000,000.00	06/03/2026	1.100	1.079	18,333.34	0.00	18,333.34
3130AMLS9	14627	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	06/17/2026	1.500	1.472	12,500.00	0.00	12,500.00
3130AMN24	14628	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	06/03/2026	1.150	1.128	9,583.33	0.00	9,583.33
3130ANJY7	14643	010	MC5	40,000,000.00	40,000,000.00	40,000,000.00	08/26/2026	1.000	0.981	33,333.34	0.00	33,333.34
3130AN5U0	14642	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	07/29/2026	1.750	1.717	14,583.34	0.00	14,583.34
3130AMPL0	14631	010	MC5	15,000,000.00	15,000,000.00	15,000,000.00	06/08/2026	1.150	1.128	14,375.00	0.00	14,375.00
3130AMWM0	14634	010	MC5	4,250,000.00	4,250,000.00	4,250,000.00	06/30/2026	1.050	1.030	3,718.75	0.00	3,718.75
3130AMFQ0	14616	010	MC5	15,000,000.00	15,000,000.00	15,000,000.00	05/26/2026	1.150	1.128	14,375.00	0.00	14,375.00
3130AULM4	14678	010	MC4	5,000,000.00	5,000,000.00	5,000,000.00	01/26/2033	5.620	5.514	23,416.66	0.00	23,416.66
3130AMAV4	14611	010	MC5	5,600,000.00	5,600,000.00	5,600,000.00	04/29/2027	1.250	1.226	5,833.33	0.00	5,833.33
3130AMG22	14624	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	05/27/2026	1.750	-7.326	-62,222.23	0.00	-62,222.23
3130AMEX6	14613	010	MC5	15,000,000.00	15,000,000.00	15,000,000.00	05/27/2026	2.500	1.815	23,125.00	0.00	23,125.00
3130ALZA5	14612	010	MC5	9,000,000.00	9,000,000.00	9,000,000.00	04/29/2026	3.000	2.944	22,500.00	0.00	22,500.00
3130AMF72	14615	010	MC5	15,000,000.00	15,000,000.00	15,000,000.00	05/27/2026	1.300	1.276	16,250.00	0.00	16,250.00
3133EPEK7	14682	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	04/03/2028	4.620	4.533	19,250.00	0.00	19,250.00
3133EN6K1	14677	010	MC4	5,000,000.00	5,000,000.00	5,000,000.00	01/23/2030	4.220	4.141	17,583.33	0.00	17,583.33
3133EPAJ4	14679	010	MC4	5,000,000.00	5,000,000.00	5,000,000.00	02/09/2033	4.000	3.925	16,666.66	0.00	16,666.66
3133EPGG4	14686	010	FAC	5,000,000.00	4,966,831.17	4,967,015.78	04/20/2033	4.000	4.033	16,666.67	346.84	17,013.51
3133EPGS8	14687	010	FAC	5,000,000.00	4,999,482.53	4,999,582.08	07/24/2025	4.250	4.214	17,708.34	187.04	17,895.38
3133EPQT5	14695	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	07/25/2033	5.650	5.544	23,541.67	0.00	23,541.67

Interest Earnings

May 1, 2025 - May 31, 2025

Exhibit 2-B.2

										Adjusted Interest Earnings		
CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: Pooled Investment - Long Term												
3133EPPE9	14689	010	FAC	5,000,000.00	4,990,988.43	4,991,327.00	07/06/2026	4.375	4.450	18,229.17	636.11	18,865.28
3133EPPF6	14690	010	FAC	5,000,000.00	4,968,079.16	4,968,418.06	07/05/2029	4.125	4.224	17,187.50	636.72	17,824.22
3133EN6K1	14676	010	MC4	5,000,000.00	5,000,000.00	5,000,000.00	01/23/2030	4.220	4.141	17,583.33	0.00	17,583.33
3133ENWW6	14653	010	MC5	5,000,000.00	4,996,119.09	4,996,143.52	05/17/2032	4.370	4.302	18,208.33	45.91	18,254.24
3133ENVV9	14647	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	05/03/2027	3.630	3.562	15,125.00	0.00	15,125.00
3133ENN22	14664	010	FAC	5,000,000.00	4,997,435.70	4,997,726.10	09/22/2025	3.750	3.810	15,625.00	545.60	16,170.60
3133ENP95	14666	010	FAC	5,000,000.00	4,997,121.50	4,997,429.35	09/30/2025	4.250	4.309	17,708.33	579.56	18,287.89
3133ENV72	14669	010	FAC	5,000,000.00	4,994,456.33	4,994,654.81	07/27/2026	4.500	4.508	18,750.00	372.90	19,122.90
3133ENS50	14667	010	FAC	5,000,000.00	4,999,619.82	4,999,626.69	10/14/2027	4.125	4.051	17,187.50	12.92	17,200.42
3133ENN30	14668	010	FAC	5,000,000.00	4,712,811.83	4,714,536.45	09/20/2032	3.875	4.842	16,145.84	3,240.19	19,386.03
3133ENUV0	14644	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	04/19/2032	4.000	3.925	16,666.66	0.00	16,666.66
3134GXC28	14657	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	07/18/2025	4.100	4.023	17,083.33	0.00	17,083.33
617446HD4	14670	010	MTN	10,000,000.00	10,652,917.32	10,648,730.33	04/01/2032	7.250	5.810	60,416.66	-7,866.47	52,550.19
06051GLG2	14688	010	MC6	1,000,000.00	1,000,000.00	1,000,000.00	04/25/2029	5.202	5.104	4,335.00	0.00	4,335.00
31422XJW3	14638	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	07/20/2026	1.500	1.472	12,500.00	0.00	12,500.00
24422EWK1	14663	010	MTN	5,000,000.00	4,989,371.92	4,989,570.64	09/15/2027	4.150	4.169	17,291.67	373.35	17,665.02
91159HHU7	14562	010	MC3	5,000,000.00	5,023,026.72	5,021,150.78	11/17/2025	3.950	3.033	16,458.34	-3,524.50	12,933.84
91159HHW3	14693	010	MC3	5,000,000.00	4,438,817.00	4,444,665.74	07/30/2029	3.000	6.228	12,500.00	11,010.79	23,510.79
91159HHM5	14684	010	MC3	5,000,000.00	4,899,149.59	4,903,673.05	04/27/2026	3.100	5.142	12,916.67	8,498.63	21,415.30
20030NBN0	14563	010	MTN	5,000,000.00	5,003,579.04	5,003,029.53	08/15/2025	3.375	3.067	14,062.50	-1,032.41	13,030.09
747525AU7	14587	010	MTN	5,963,000.00	6,053,741.37	6,051,780.70	05/20/2027	3.250	2.425	16,149.79	-3,683.68	12,466.11
751212AC5	14566	010	MC3	5,000,000.00	5,010,641.69	5,009,373.60	09/15/2025	3.750	3.113	15,625.00	-2,382.47	13,242.53
375558BF9	14570	010	MTN	5,000,000.00	5,019,840.37	5,018,784.35	03/01/2026	3.650	3.102	15,208.33	-1,984.04	13,224.29
233851CU6	14574	010	MTN	3,725,000.00	3,750,041.76	3,749,380.83	01/06/2027	3.450	2.973	10,709.38	-1,241.74	9,467.64
233851CU6	14571	010	MTN	5,000,000.00	5,019,254.52	5,018,746.34	01/06/2027	3.450	3.148	14,375.00	-954.77	13,420.23
07330MAA5	14588	010	MTN	5,000,000.00	5,098,661.10	5,095,744.20	10/30/2026	3.800	2.390	15,833.33	-5,491.34	10,341.99
22553PWD7	14652	010	MC3	0.00	5,000,000.00	3,870,967.74	05/25/2025	4.050	4.106	13,500.00	0.00	13,500.00
22553PXJ3	14655	010	MC3	5,000,000.00	5,000,000.00	5,000,000.00	05/31/2032	5.000	4.803	20,395.53	0.00	20,395.53
88579YAR2	14659	010	MTN	5,000,000.00	4,986,046.40	4,988,367.31	08/07/2025	3.000	3.980	12,500.00	4,360.50	16,860.50
30303M8G0	14660	010	MTN	5,000,000.00	4,912,181.29	4,913,883.07	08/15/2027	3.500	4.260	14,583.33	3,197.29	17,780.62
857477CD3	14698	010	MC3	4,000,000.00	4,000,000.00	4,000,000.00	08/03/2026	5.272	5.173	17,573.34	0.00	17,573.34
Subtotal				479,963,000.00	489,755,215.65	487,177,695.17			2.382	979,771.39	5,882.93	985,654.32
Fund: Wells Fargo MM- Regular												
SYS14701	14701	025	RRP	190,591,354.04	188,283,858.72	182,987,147.84			4.148	644,712.49	0.00	644,712.49
Subtotal				190,591,354.04	188,283,858.72	182,987,147.84			4.148	644,712.49	0.00	644,712.49
Fund: Fidelity MM - Regular												
SYS14265	14265	040	RRP	36,952,760.94	36,820,574.82	36,824,838.89	0.003		4.226	132,186.12	0.00	132,186.12

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Pooled Investments Selected Funds
Interest Earnings
May 1, 2025 - May 31, 2025

Exhibit 2-B.2

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Adjusted Interest Earnings			
									Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
			Subtotal	36,952,760.94	36,820,574.82	36,824,838.89			4.226	132,186.12	0.00	132,186.12
			Total	707,507,114.98	714,859,649.19	706,989,681.90			2.935	1,756,670.00	5,882.93	1,762,552.93



Pooled Investments Selected Funds
Interest Earnings
Sorted by Fund - Fund
June 1, 2025 - June 30, 2025
Yield on Average Book Value

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings		
										Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: Pooled Investment - Long Term												
3130AMGG1	14619	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	05/26/2026	2.000	2.028	16,666.66	0.00	16,666.66
3130AMFN7	14620	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	05/26/2026	2.000	2.028	16,666.66	0.00	16,666.66
3130ARYA3	14651	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	05/26/2027	4.000	4.056	16,666.66	0.00	16,666.66
3130AMG22	14618	010	MC5	20,000,000.00	20,000,000.00	20,000,000.00	05/27/2026	1.750	1.774	29,166.67	0.00	29,166.67
3130AMFT4	14617	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	05/27/2026	1.250	1.267	10,416.67	0.00	10,416.67
3130AS7K9	14654	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	05/26/2032	4.440	4.502	18,500.00	0.00	18,500.00
3130ASGF0	14656	010	MC5	0.00	5,000,000.00	4,833,333.33	06/30/2025	4.000	4.056	16,111.11	0.00	16,111.11
3130ARTE1	14645	010	MC5	6,425,000.00	6,425,000.00	6,425,000.00	04/26/2032	4.100	4.157	21,952.09	0.00	21,952.09
3130AMG55	14622	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	05/27/2027	1.375	1.394	11,458.33	0.00	11,458.33
3130AMMW9	14632	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	06/10/2026	1.500	1.521	12,500.00	0.00	12,500.00
3130AMP71	14630	010	MC5	20,000,000.00	20,000,000.00	20,000,000.00	06/18/2026	1.200	1.217	20,000.00	0.00	20,000.00
3130AMN57	14629	010	MC5	20,000,000.00	20,000,000.00	20,000,000.00	06/03/2026	1.100	1.115	18,333.33	0.00	18,333.33
3130AMLS9	14627	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	06/17/2026	2.000	1.757	14,444.45	0.00	14,444.45
3130AMN24	14628	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	06/03/2026	1.150	1.166	9,583.33	0.00	9,583.33
3130ANJY7	14643	010	MC5	40,000,000.00	40,000,000.00	40,000,000.00	08/26/2026	1.000	1.014	33,333.33	0.00	33,333.33
3130AN5U0	14642	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	07/29/2026	1.750	1.774	14,583.33	0.00	14,583.33
3130AMPL0	14631	010	MC5	15,000,000.00	15,000,000.00	15,000,000.00	06/08/2026	1.150	1.166	14,375.00	0.00	14,375.00
3130AMWM0	14634	010	MC5	4,250,000.00	4,250,000.00	4,250,000.00	06/30/2026	1.050	1.065	3,718.75	0.00	3,718.75
3130AMFQ0	14616	010	MC5	15,000,000.00	15,000,000.00	15,000,000.00	05/26/2026	1.150	1.166	14,375.00	0.00	14,375.00
3130AULM4	14678	010	MC4	5,000,000.00	5,000,000.00	5,000,000.00	01/26/2033	5.620	5.698	23,416.67	0.00	23,416.67
3130AMAV4	14611	010	MC5	5,600,000.00	5,600,000.00	5,600,000.00	04/29/2027	1.250	1.267	5,833.34	0.00	5,833.34
3130AMG22	14624	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	05/27/2026	1.750	1.774	14,583.34	0.00	14,583.34
3130AMEX6	14613	010	MC5	15,000,000.00	15,000,000.00	15,000,000.00	05/27/2026	2.500	2.535	31,250.00	0.00	31,250.00
3130ALZA5	14612	010	MC5	9,000,000.00	9,000,000.00	9,000,000.00	04/29/2026	3.000	3.042	22,500.00	0.00	22,500.00
3130AMF72	14615	010	MC5	15,000,000.00	15,000,000.00	15,000,000.00	05/27/2026	1.300	1.318	16,250.00	0.00	16,250.00
3133EPEK7	14682	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	04/03/2028	4.620	4.684	19,250.00	0.00	19,250.00
3133EN6K1	14677	010	MC4	5,000,000.00	5,000,000.00	5,000,000.00	01/23/2030	4.220	4.279	17,583.34	0.00	17,583.34
3133EPAJ4	14679	010	MC4	5,000,000.00	5,000,000.00	5,000,000.00	02/09/2033	4.000	4.056	16,666.67	0.00	16,666.67
3133EPGG4	14686	010	FAC	5,000,000.00	4,967,178.01	4,967,357.20	04/20/2033	4.000	4.167	16,666.66	346.83	17,013.49
3133EPGS8	14687	010	FAC	5,000,000.00	4,999,669.57	4,999,766.20	07/24/2025	4.250	4.355	17,708.33	187.03	17,895.36
3133EPQT5	14695	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	07/25/2033	5.650	5.728	23,541.67	0.00	23,541.67
3133EPPE9	14689	010	FAC	5,000,000.00	4,991,624.54	4,991,953.19	07/06/2026	4.375	4.598	18,229.17	636.11	18,865.28

Interest Earnings

June 1, 2025 - June 30, 2025

Exhibit 2-B.3

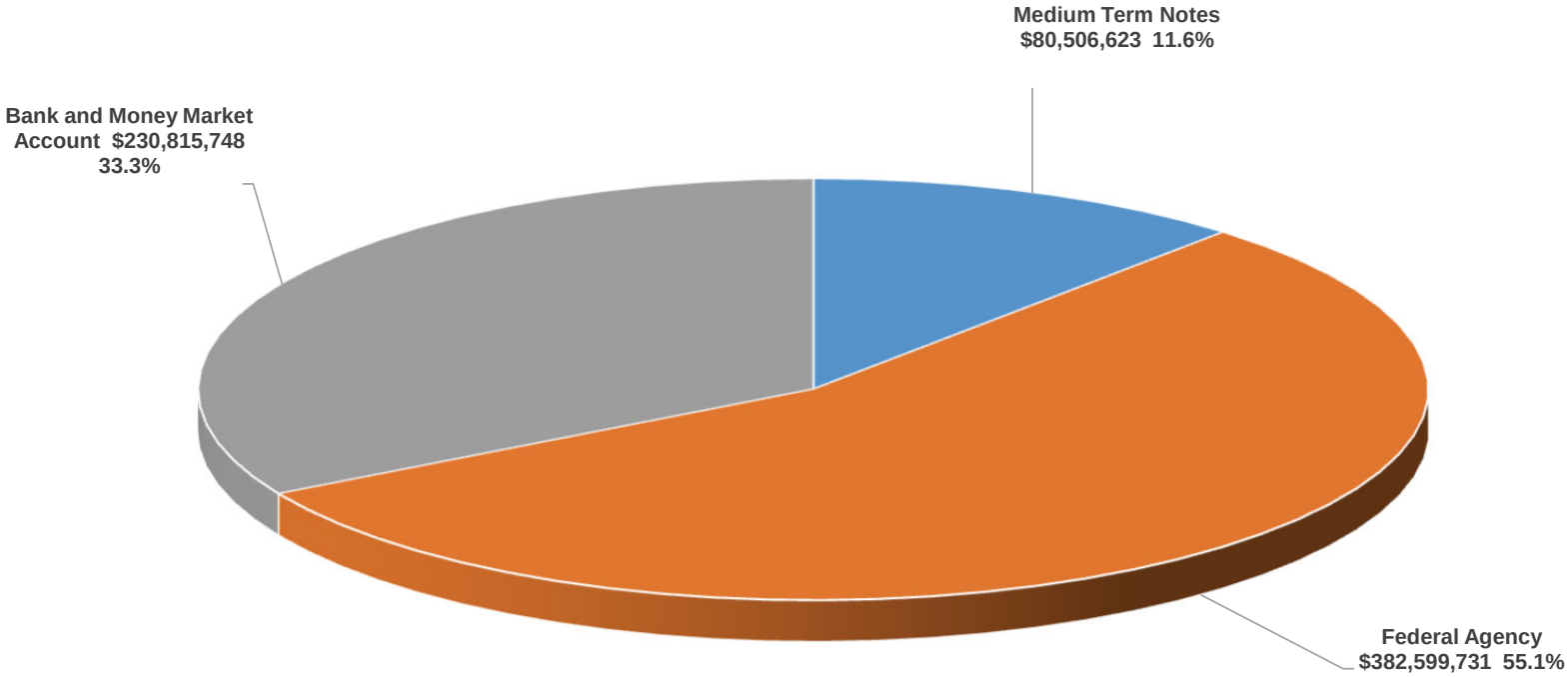
CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings		
										Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: Pooled Investment - Long Term												
3133EPPF6	14690	010	FAC	5,000,000.00	4,968,715.88	4,969,044.85	07/05/2029	4.125	4.364	17,187.50	636.72	17,824.22
3133EN6K1	14676	010	MC4	5,000,000.00	5,000,000.00	5,000,000.00	01/23/2030	4.220	4.279	17,583.34	0.00	17,583.34
3133ENWW6	14653	010	MC5	5,000,000.00	4,996,165.00	4,996,188.72	05/17/2032	4.370	4.445	18,208.34	45.91	18,254.25
3133ENVV9	14647	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	05/03/2027	3.630	3.680	15,125.00	0.00	15,125.00
3133ENN22	14664	010	FAC	5,000,000.00	4,997,981.30	4,998,263.19	09/22/2025	3.750	3.936	15,625.00	545.59	16,170.59
3133ENP95	14666	010	FAC	5,000,000.00	4,997,701.06	4,998,000.50	09/30/2025	4.250	4.452	17,708.34	579.57	18,287.91
3133ENV72	14669	010	FAC	5,000,000.00	4,994,829.23	4,995,021.89	07/27/2026	4.500	4.658	18,750.00	372.89	19,122.89
3133ENS50	14667	010	FAC	5,000,000.00	4,999,632.74	4,999,639.41	10/14/2027	4.125	4.186	17,187.50	12.91	17,200.41
3133ENN30	14668	010	FAC	5,000,000.00	4,716,052.02	4,717,726.11	09/20/2032	3.875	5.000	16,145.83	3,240.18	19,386.01
3133ENUV0	14644	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	04/19/2032	4.000	4.056	16,666.67	0.00	16,666.67
3134GXC28	14657	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	07/18/2025	4.100	4.157	17,083.33	0.00	17,083.33
617446HD4	14670	010	MTN	10,000,000.00	10,645,050.85	10,640,986.50	04/01/2032	7.250	6.008	60,416.67	-7,866.48	52,550.19
06051GLG2	14688	010	MC6	1,000,000.00	1,000,000.00	1,000,000.00	04/25/2029	5.202	5.274	4,335.00	0.00	4,335.00
31422XJW3	14638	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	07/20/2026	1.500	1.521	12,500.00	0.00	12,500.00
24422EWK1	14663	010	MTN	5,000,000.00	4,989,745.27	4,989,938.17	09/15/2027	4.150	4.307	17,291.66	373.35	17,665.01
91159HHU7	14562	010	MC3	5,000,000.00	5,019,502.22	5,017,681.23	11/17/2025	3.950	3.136	16,458.33	-3,524.50	12,933.83
91159HHW3	14693	010	MC3	5,000,000.00	4,449,827.79	4,455,516.69	07/30/2029	3.000	6.420	12,500.00	11,010.78	23,510.78
91159HHM5	14684	010	MC3	5,000,000.00	4,907,648.22	4,912,039.18	04/27/2026	3.100	5.304	12,916.67	8,498.63	21,415.30
20030NBN0	14563	010	MTN	0.00	5,002,546.63	666,994.75	08/15/2025	3.375	3.169	1,875.00	-137.66	1,737.34
747525AU7	14587	010	MTN	5,963,000.00	6,050,057.69	6,048,154.45	05/20/2027	3.250	2.508	16,149.79	-3,683.68	12,466.11
751212AC5	14566	010	MC3	5,000,000.00	5,008,259.22	5,007,028.28	09/15/2025	3.750	3.218	15,625.00	-2,382.46	13,242.54
375558BF9	14570	010	MTN	5,000,000.00	5,017,856.33	5,016,831.25	03/01/2026	3.650	3.207	15,208.33	-1,984.03	13,224.30
233851CU6	14574	010	MTN	3,725,000.00	3,748,800.02	3,748,158.45	01/06/2027	3.450	3.073	10,709.37	-1,241.74	9,467.63
233851CU6	14571	010	MTN	5,000,000.00	5,018,299.75	5,017,806.46	01/06/2027	3.450	3.254	14,375.00	-954.77	13,420.23
07330MAA5	14588	010	MTN	5,000,000.00	5,093,169.76	5,090,332.57	10/30/2026	3.800	2.472	15,833.33	-5,491.34	10,341.99
22553PXJ3	14655	010	MC3	5,000,000.00	5,000,000.00	5,000,000.00	05/31/2032	5.000	5.069	20,833.34	0.00	20,833.34
88579YAR2	14659	010	MTN	5,000,000.00	4,990,406.90	4,992,659.83	08/07/2025	3.000	4.109	12,500.00	4,360.50	16,860.50
30303M8G0	14660	010	MTN	5,000,000.00	4,915,378.58	4,917,030.50	08/15/2027	3.500	4.400	14,583.34	3,197.28	17,780.62
857477CD3	14698	010	MC3	4,000,000.00	4,000,000.00	4,000,000.00	08/03/2026	5.272	5.345	17,573.33	0.00	17,573.33
Subtotal				469,963,000.00	479,761,098.58	475,262,452.91			2.668	1,035,285.57	6,777.62	1,042,063.19
Fund: Wells Fargo MM- Regular												
SYS14701	14701	025	RRP	191,769,017.53	190,591,354.04	189,294,993.70			4.153	646,152.55	0.00	646,152.55
Subtotal				191,769,017.53	190,591,354.04	189,294,993.70			4.153	646,152.55	0.00	646,152.55
Fund: Fidelity MM - Regular												
SYS14265	14265	040	RRP	37,081,093.68	36,952,760.94	36,957,038.70		0.003	4.225	128,332.74	0.00	128,332.74
Subtotal				37,081,093.68	36,952,760.94	36,957,038.70			4.225	128,332.74	0.00	128,332.74

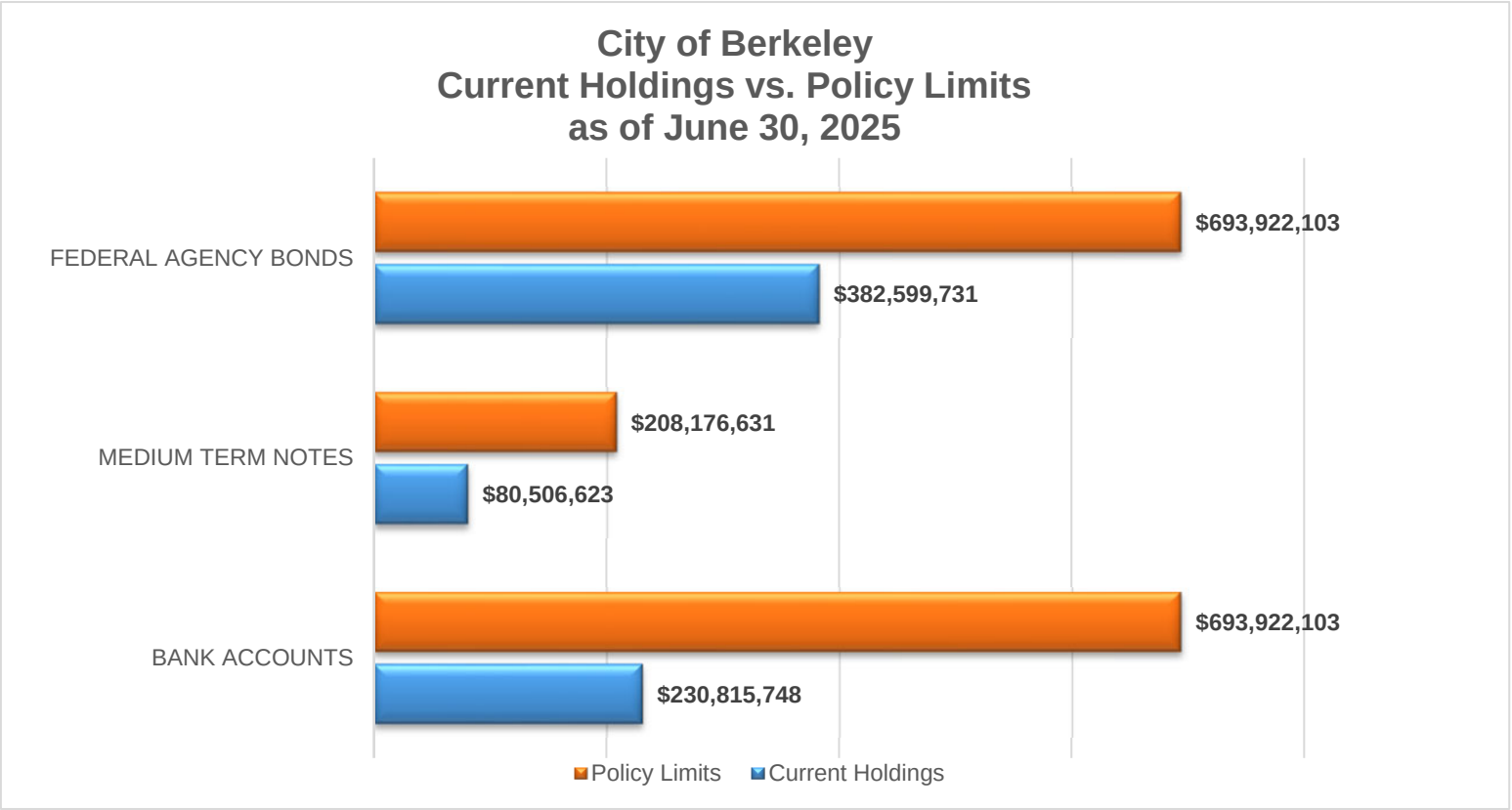
Page 22 of 30
Pooled Investments Selected Funds
Interest Earnings
June 1, 2025 - June 30, 2025

Exhibit 2-B.3

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Adjusted Interest Earnings			
									Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
			Total	698,813,111.21	707,305,213.56	701,514,485.31			3.151	1,809,770.86	6,777.62	1,816,548.48

Pooled Cash and Investments
(Market Value)
as of June 30, 2025





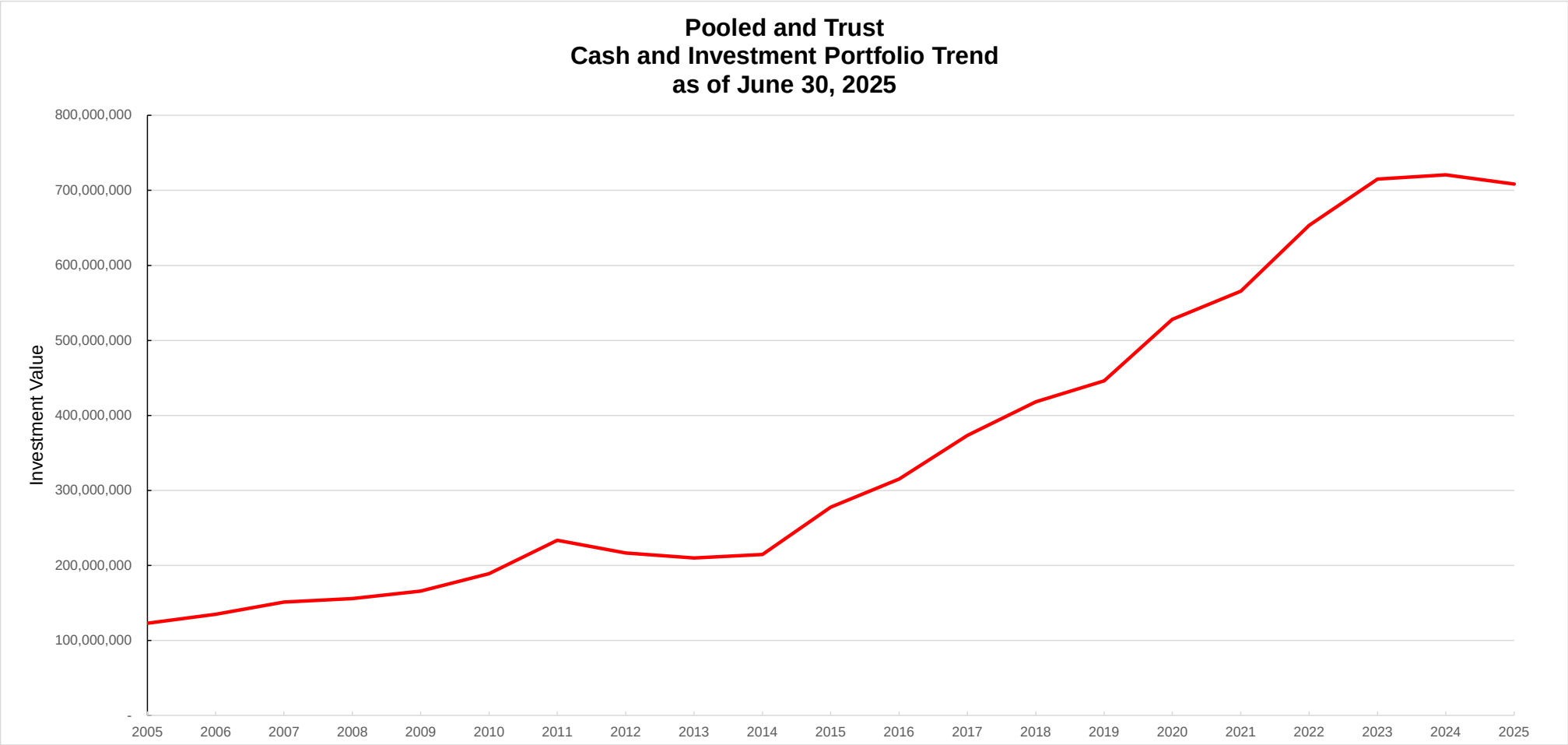


Exhibit 2-F**Investments Yielding 2 Percent or Less Maturing in 2026 or 2027**

Investment Number	Investment Par Value	Interest Rate	Maturity Date
14619	10,000,000	2.00%	05/26/2026
14620	10,000,000	2.00%	05/26/2026
14618	20,000,000	1.25%	05/27/2026
14622	10,000,000	1.38%	05/27/2026
14632	10,000,000	1.50%	06/10/2026
14630	20,000,000	1.20%	06/18/2026
14629	20,000,000	1.10%	06/02/2026
14627	10,000,000	1.30%	06/17/2026
14628	10,000,000	1.15%	06/03/2026
14643	40,000,000	1.00%	08/26/2026
14642	10,000,000	1.75%	07/29/2026
14631	15,000,000	1.15%	06/08/2026
14634	4,250,000	1.05%	06/30/2026
14616	15,000,000	1.15%	05/26/2026
14611	5,600,000	1.25%	04/29/2027
14624	10,000,000	1.25%	05/27/2026
14613	15,000,000	1.75%	05/27/2026
14612	9,000,000	2.00%	04/29/2026
14615	15,000,000	1.30%	05/27/2026
14638	10,000,000	1.50%	07/20/2026
	<u>\$268,850,000</u>		



Summary of Pooled Cash and Investments - Trust Funds
(Market Value)
As of June 30, 2025

		<u>Pooled Cash</u>	<u>Investments (Book Value)</u>	<u>Gain/Loss on Investments</u>	<u>Pooled Cash & Investments (Market Value)</u>
Retiree Medical Trust Fund					
Fund No.					
721	BHA	\$ 170,298	\$ 578,350	\$ 29,002	\$ 777,650
722	M1=IBEW	(263,802)	83,179	(5,825)	(186,448)
723	M2=Local 1	410,899	13,411,789	59,876	13,882,563
724	MUI=Z1	52,165	2,230,249	(140,860)	2,141,554
725	MUI=Z2 to Z6	(23,379)	3,205,334	(103,078)	3,078,877
726	M535= Local 535	334,650	12,007,149	(410,007)	11,931,792
727	M3=Local 790	146,955	7,290,076	(107,526)	7,329,504
Total Retiree Medical Trust Fund		827,786	38,806,126	(678,420)	38,955,492
Fire Medical Trust Fund					
736	Fire Medical Trust Fund	400,827	14,887,206	(637,551)	14,650,482
Total Fire Medical Trust Fund		400,827	14,887,206	(637,551)	14,650,482
Police Medical Trust Fund					
731	Police EE Retiree HLT Assistance Plan	54,771	1,783,201	(168,948)	1,669,024
701	Safety Members Pension Fund	-	-	-	-
706	Police Medical Trust Fund	108,246	3,089,161	(250,604)	2,946,803
Total Police Medical Trust Fund		163,017	4,872,362	(419,553)	4,615,827
Total Trust Funds		\$ 1,391,630	\$ 58,565,695	\$ (1,735,524)	\$ 58,221,801



**Retiree Medical Trust Fund
Fund 721 - 727
Interest Earnings
April 01 to June 30, 2025**

Investments As of June 30, 2025									Interest Earnings April 01 to June 30, 2025				
									Adjusted Interest Earnings				
CUSIP	Investment #	Issuer	Par Value	Beginning Book Value	Ending Book Value	Market Value	Maturity Date	Moody's Rating	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Federal Agency Coupon Securities													
3133EFQT7	14361	Fed Farm Credit Bank	2,600,000.00	2,601,182.40	2,600,727.63	2,583,776.00	11/25/2025	AA1	2.700	2.636	17,550.00	(454.77)	17,095.23
Medium Term Notes - Callable													
26442UAU8	14705	Duke Energy Progress LLC	2,000,000.00	1,997,656.35	1,997,715.20	2,008,480.00	03/15/2035	AA3	5.050	5.082	25,250.00	58.85	25,308.85
665859AX2	14671	Northern Trust Corp	10,000,000.00	10,012,917.92	10,012,492.21	10,798,200.00	11/02/2032	A2	6.125	6.117	153,125.00	(425.71)	152,699.29
Federal Agency Continuous Callable													
3133EPMQ5	14691	Misc Federal Farm Credit Bank	4,746,000.00	4,716,643.81	4,717,537.91	4,746,284.76	06/16/2033	AA1	5.360	5.484	63,596.40	894.10	64,490.50
3133EPNL5	14692	Misc Federal Farm Credit Bank	3,796,800.00	3,773,931.84	3,774,626.69	3,791,978.07	06/23/2033	AA1	5.180	5.299	49,168.56	694.85	49,863.41
Continous Callable Bonds													
797440CD4	14680	San Diego Gas & Electric	2,000,000.00	1,980,400.78	1,980,575.77	1,867,800.00	04/01/2053	A1	5.350	5.453	26,750.00	174.99	26,924.99
Corporate Bonds - Callable													
25161FXB9	14706	Deutsche Bank	4,000,000.00	4,000,000.00	4,000,000.00	4,028,600.00	03/29/2040	A1	5.600	5.615	56,000.00	-	-
Municipal Bonds													
786091AG3	14316	SACGEN	3,785,000.00	3,798,634.94	3,788,408.74	3,791,888.70	08/01/2025	A1	7.250	6.172	68,603.12	(10,226.20)	58,376.92
Savo Island Loan													
SYS10988	10988	EMPMED	54,000.00	54,000.00	54,000.00	54,000.00	09/01/2025	N/A	8.000	7.978	1,074.10	-	1,074.10
Preferred Securities													
00206R706	14591	AT&T Inc.	1,680,033.60	1,680,033.60	1,680,033.60	1,273,358.80	N/A	N/A	4.596	4.765	19,960.21	-	19,960.21
00206R706	14596	AT&T Inc.	1,680,008.40	1,680,008.40	1,680,008.40	1,273,339.70	N/A	N/A	4.643	4.765	19,959.92	-	19,959.92
00206R706	14597	AT&T Inc.	2,520,000.00	2,520,000.00	2,520,000.00	1,910,000.00	N/A	N/A	4.640	4.765	29,939.71	-	29,939.71
Pooled Cash													
			827,787.72	556,455.42	827,787.72	827,787.72	N/A	N/A		4.470	11,984.65	-	11,984.65
Total			39,689,629.72	39,371,865.46	39,633,913.87	38,955,493.75				5.350	542,961.67	(9,283.89)	477,677.78

Total Pooled Cash and Investments (Book Value) \$ 39,633,913.87
Gain/Loss on Investments (678,420.12)
Total Pooled Cash and Investments (Market Value) 38,955,493.75



**Fire Retiree Medical
Fund 736
Interest Earnings
April 01 to June 30, 2025**

Investments As of June 30, 2025									Interest Earnings April 01 to June 30, 2025				
									Adjusted Interest Earnings				
CUSIP	Investment #	Issuer	Par Value	Beginning Book Value	Ending Book Value	Market Value	Maturity Date	Moody's Rating	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Medium Term Notes													
6174467X1	14318	Morgan Stanley DW DTC#0015	2,000,000.00	2,004,996.37	2,003,066.44	2,003,000.00	11/24/2025	BAA1	5.000	4.664	25,000.00	(1,929.93)	23,070.07
Federal Agency Coupon Securities													
3133EFQT7	14362	Fed Farm Credit Bank	2,300,000.00	2,301,045.97	2,300,643.67	2,285,648.00	11/25/2025	AA1	2.700	2.665	15,525.00	(402.30)	15,122.70
Federal Agency Continuously Callable													
3133EPMQ5	14691	Fire Federal Farm Credit Bank	35,500.00	35,280.42	35,287.10	35,502.13	06/16/2033	AA1	5.360	5.546	475.70	6.68	482.38
3133EPNL5	14692	Fire Federal Farm Credit Bank	28,400.00	28,228.95	28,234.14	28,363.93	06/23/2033	AA1	5.180	5.359	367.78	5.19	372.97
3133ER6C0	14704	Federal Farm Credit Bank	4,000,000.00	4,000,000.00	4,000,000.00	3,993,480.00	03/06/2025	AA1	5.740	5.596	57,400.00	-	57,400.00
3130B5CR7	14703	Federal Home Loan Banks	4,000,000.00	4,000,000.00	4,000,000.00	3,993,680.00	03/06/2025	AA1	5.890	5.742	58,900.00	-	58,900.00
Preferred Securities													
00206R706	14592	AT&T Inc.	1,679,983.20	1,679,983.20	1,679,983.20	1,273,320.60	N/A	N/A	4.596	4.628	19,959.61	-	19,959.61
00206R706	14594	AT&T Inc.	839,991.60	839,991.60	839,991.60	636,660.30	N/A	N/A	4.640	4.655	9,979.80	-	9,979.80
Pooled Cash													
			400,827.00	370,064.33	400,827.00	400,827.00	N/A	N/A		4.145	5,498.72	-	5,498.72
Total			\$ 15,284,701.80	\$ 15,259,590.84	\$ 15,288,033.15	\$ 14,650,481.96							
									4.963	\$	193,106.61	\$	(2,320.36)
											\$	190,786.25	

Total Pooled Cash and Investments (Book Value) \$ 15,288,033.15
Gain/Loss on Investments (637,551.19)
Total Pooled Cash and Investments (Market Value) 14,650,481.96



**Police Retiree Medical
Fund 731 and 706
Interest Earnings
April 01 to June 30, 2025**

Investments As of June 30, 2025									Interest Earnings April 01 to June 30, 2025				
									Adjusted Interest Earnings				
CUSIP	Investment #	Issuer	Par Value	Beginning Book Value	Ending Book Value	Market Value	Maturity Date	Moody's Rating	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Medium Term Notes													
6174467X1	14319	Morgan Stanley DW DTC#0015	500,000.00	501,249.09	500,766.61	500,750.00	11/24/2025	BAA1	5.000	4.617	6,250.00	(482.48)	5,767.52
Federal Agency Coupon Securities													
3133EFQT7	14363	Fed. Farm Credit Banks	2,300,000.00	2,301,045.97	2,300,643.67	2,285,648.00	11/25/2025	AA1	2.700	2.636	15,525.00	(402.30)	15,122.70
Federal Agency Continuously Callable													
3133EPMQ5	14691 Pol	Federal Farm Credit Bank	218,500.00	217,148.48	217,189.64	218,513.11	06/16/2033	AA1	5.360	5.484	2,927.90	41.16	2,969.06
3133EPNL5	14692 Pol	Federal Farm Credit Bank	174,800.00	173,747.18	173,779.17	174,578.00	06/23/2033	AA1	5.180	5.299	2,263.66	31.99	2,295.65
Preferred Securities													
00206R706	14593	AT&T Inc.	1,679,983.20	1,679,983.20	1,679,983.20	1,273,320.60	N/A	N/A	4.596	4.765	19,959.61	-	19,959.61
Pooled Cash													
			163,017.51	592,815.77	163,017.51	163,017.51	N/A	N/A		4.470	6,667.03	-	6,667.03
Total			\$ 5,036,300.71	\$ 5,465,989.69	\$ 5,035,379.80	\$ 4,615,827.22							
										3.871	\$ 53,593.20	\$ (811.63)	\$ 52,781.57

Total Pooled Cash and Investments (Book Value)	\$ 5,035,379.80
Gain/Loss on Investments	(419,552.58)
Total Pooled Cash and Investments (Market Value)	4,615,827.22
Fund 701 Safety Members Pension Fund Cash	-
Total Investments (Market Value) and Cash	4,615,827.22



Office of the City Manager

INFORMATION CALENDAR
FEBRUARY 24, 2026

To: Honorable Mayor and Members of the City Council
 From: Paul Buddenhagen, City Manager
 Submitted by: Henry Oyekanmi, Director, Finance Department
 Subject: FY 2026 First Quarter Investment Report: Ended September 30, 2025

SUMMARY

The City's investment policy requires that a quarterly investment report be submitted to the City Council on the status of the investment portfolio. The report includes all investments managed by the City of Berkeley and provides information on the types, values (par, book, and market), term, and yield of each security.

- The return on pooled investments for the quarter ended September 30, 2025 was 3.08%, 117 basis points less than the 4.25% earned by the State Local Agency Investment Fund (State LAIF), which is the benchmark for investment performance used by the City. The returns earned on State LAIF's portfolio are currently higher because it has a much shorter maturity than the city and current rates are much higher than the rates earned on investments that were in the City's portfolio before the FEDs raised rates from 0%-.25%.

The return on pooled investments of 3.08% for the quarter ended September 30, 2025 was 5 basis points more than the rate of 3.03% earned in the quarter ended June 30, 2025.

- The average return on all Retiree Medical Trust Fund investments was 4.55% for the quarter ended September 30, 2025.

CURRENT SITUATION AND ITS EFFECTS

Attached is a summary of the quarterly report for fiscal year 2026 First Quarter ending September 30, 2025 representing the status of the City's investment portfolio. The report includes all investments managed by the City of Berkeley and provides information on the values (par, book, and market), term, and yield of each security.

Summary information by type of security and detailed information on each security is provided on Exhibit 2-A. An evaluation of portfolio performance for this accounting period compared to the previous three accounting periods is also included in Attachment 1.

A. Portfolio Results

1. Selection and Comparison of Results with Benchmarks

As a result of the differences in the investment policies of different cities, including responsible investing policies, maturity restrictions, investment restrictions, etc., it was difficult for the City of Berkeley to come up with a reasonable comparative performance measure for pooled cash investments. In order to provide some measure of the relative performance of the City's investment returns, many years ago the City established the State Local Agency Investment Fund (LAIF) as the performance measure to be reported in the quarterly investment reports, since many local governments invested significant portions of their investment portfolios in LAIF and used LAIF as their performance measure.

LAIF was intended to be a reference point to compare the City's investment performance against, rather than a true performance measure, since most cities typically earn a yield higher than LAIF in normal interest rate environments, and because LAIF's average maturity of its investments is normally much shorter than that of most cities. As a result, past City Councilmembers requested that information about the rates earned by other California cities be included in the quarterly investment reports for comparison purposes, despite the differences in the investment policies of the various cities.

The most significant difference in investment policies is the maximum period of the investments. The impact of this difference between the various cities has played out in the interest rate environment since the FEDs unexpectedly raised short-term interest rates from zero percent to 5.5 percent from March 17, 2022 to July 26, 2023, to combat sharply rising inflation that the FEDs thought was "transitory" and under control:

- It is important to summarize the interest rate environment that existed in the quarter before the FEDs started raising the Federal Funds rate on March 17, 2022: At that time, interest rates were around 1% and the interest rates earned by selected California cities ranged between .23% and 1.62%, with an average of .94%. Furthermore, the city that was at the top of the list back then is at the bottom of the list in the First Quarter FY 2026 investment report because of a longer average maturity of its investments;

Since the FEDs thought the rise in inflation was "transitory", there was no warning that FEDs monetary policy would immediately reverse from easing to tightening. As a result, it is reasonable to assume that portfolios were loaded with investments that were yielding between 1-2%. In addition, the FED did not give the market any indication of how long or how high it would raise rates. It kept indicating that it felt the increase in inflation was "transitory".

Bond prices and interest rates have an inverse relationship. When interest rates rise, bond prices fall and vice versa. As the FED started raising rates, the market values of the investments declined. If investments were sold at that time, the city selling would incur large investment losses, so the only reasonable option was to hold the investments to maturity, since the FED did not indicate how high it would raise rates.

- The investments yielding 1-2% for cities with short average investment maturities matured sooner than cities with longer average investment maturities. As a result, the former cities were able to reinvest at the current higher rates and have higher interest rates earned, while cities with longer average investment maturities had to wait for their low-yielding investments to mature to reinvest. For example, the City of Berkeley's investment portfolio held \$263.3 million (or 40.0% of the City's portfolio at that time) of such investments that will not mature until CY 2026-See Exhibit 2-F.

2. Liquidity of Portfolio:

The average investment in the City's pooled portfolio matures in 610 days as of September 30, 2025. This is 119 days less than the 729 maturity days as of June 30, 2025- See Comparison of Results to Performance Measures – Pooled investments: Quarter Ended September 30, 2025.

The City's yield on investments for the quarter ended September 30, 2025 was 3.08%, an increase of 5 basis points (.05%) from the 3.03 earned during the quarter ended June 30, 2025. The average yield on a 91-day Treasury bill at the end of the quarter ended September 30, 2025 was 3.86%, a decrease of 58 basis points (0.58%) from the 4.24% at the end of the previous quarter. This decrease was due to the reduction in the Federal Funds rate by .25% on September 17, 2025 and the anticipation of a further rate cut of .25% at the October 29, 2025 FEDs meeting.

As summarized in Table 1, staff's overall results were under the performance measure for the quarter by 117 basis points. Staff's performance was under the performance measure in July by approximately 112 basis points (-1.12%); under the performance measure in August by approximately 119 basis points (-1.19%); and, was under the performance measure in September by approximately 118 basis points (-1.18%). The performance measure for the return on investments is compared to the rate of return of the State LAIF.

Table 1

For Quarter Ending September 30, 2025			
Period	City	State LAIF	Difference
July-25	3.14%	4.26%	-1.12%
Aug-25	3.06%	4.25%	-1.19%
Sept-25	3.03%	4.21%	-1.18%
July 1-Sept 30	3.08%	4.25%	-1.17%

3. Investment Results-Retiree Health Insurance Funds:

Average interest rates earned on the retiree health insurance trust funds for the quarter ended September 30, 2025 compared to the quarter ended June 30 2025, were as follows:

Table 2

EARNED INTEREST RATES		
For Quarter Ended 9/30/2025 Compared To 6/30/2025		
Trust Fund	1st Qtr 9/30/25	4th Qtr 6/30/25
Retiree Medical Trust Fund (Misc Employees)	5.13%	5.35%
Fire Retiree Medical Trust Fund	4.96%	4.96%
Police Retiree Medical Trust Fund	3.57%	3.87%

The rates earned on these plans are expected to stay about the same, as staff believes overall medium and long-term rates will remain close to current levels in the near future.

Details related to retiree health trust fund investments are in Attachment 3, Exhibits 3-A, 3-B, and 3-C of this report.

B. Discussion of Interest Rate Environment and OutlookYield TrendFederal Reserve Board September 17, 2025 Statement

Recent indicators suggest that growth of economic activity moderated in the first half of the year. Job gains have slowed, and the unemployment rate has edged up but remains low. Inflation has moved up and remains somewhat elevated.

The Committee seeks to achieve maximum employment and inflation at the rate of 2 percent over the longer run. Uncertainty about the economic outlook remains elevated. The Committee is attentive to the risks to both sides of its dual mandate and judges that downside risks to employment have risen.

In support of its goals and in light of the shift in the balance of risks, the Committee decided to lower the target range for the Federal Funds rate by 1/4 percentage point to 4 to 4-1/4 percent. In considering additional adjustments to the target range for the Federal Funds rate, the Committee will carefully assess incoming data, the evolving outlook, and the balance of risks. The Committee will continue reducing its holdings of Treasury securities and agency debt and agency mortgage-backed securities. The Committee is strongly committed to supporting maximum employment and returning inflation to its 2 percent objective.

In assessing the appropriate stance of monetary policy, the Committee will continue to monitor the implications of incoming information for the economic outlook. The Committee would be prepared to adjust the stance of monetary policy as appropriate if risks emerge that could impede the attainment of the Committee's goals. The Committee's assessments will take into account a wide range of information, including readings on labor market conditions, inflation pressures and inflation expectations, and financial and international developments.

Investment Environment and Change in City's Investment StrategyA. Investment Environment

At the time of the period covered by this investment report, the investment environment was as follows:

- After the FED raised short-term rates from zero percent to 5.50 percent between March 17, 2022 and July 26, 2023, many market participants expected quick moves by the FEDs to lower rates and avoid a recession.
- However, the FED was very cautious in lowering rates. The Core Personal Consumption Expenditures (PCE) index (the FEDs favored inflation index) had moved down significantly to 2.8% in September 2025 versus the FEDs goal of 2.0%, but it has been stuck at a level of 2.6%-2.9% for over a year and a half. Until

the index moves to the 2.0% goal and stays there for a period, the FED indicated it will be reluctant to meaningfully further lower short-term rates.

- The FED was unsure of the impact President Trump's tariffs would have on inflation but believes that they will increase inflation slightly over the short-term, so this gives the FEDs another reason to be reluctant to lower short-term rates significantly under these circumstances.
- These actions would tend to cause the FED to stay in a holding pattern and keep short-term interest rates where they are until there is a clearer picture of the impact of the final tariffs imposed on inflation and the economy or unless the unemployment rate increases significantly. The FED knows that when the labor market turns, it turns quickly, so they want to make sure they are not stepping on the brakes of the economy at the same time the labor market has already slowed.

As indicated in the Federal Reserve Board Statement on September 17, 2025, the FED lowered the Federal Funds Rate by .25%. However, the rate cut came with a warning about the economy: The job market has stopped growing and needed a boost in the form of lower interest rates, despite the increase in inflation the last few months. The inflation rate rose 2.9% over the 12 months to September, the fastest pace since January, and significantly above the FEDs target of 2%. However, the concern about the rise in inflation has now been eclipsed by the concern in the labor market. The US reported small job gains in July, August and September 2025, and a loss of jobs in June-the first decline since 2020.

B. Significant Changes in the Investment Environment Since the Period of This Report

FEDs Actions:

The market clearly expected another cut at the FEDs December meeting until the FED Chairman stated at the October 29th Meeting. "A further reduction in the policy rate at the December meeting is not a foregone conclusion. Far from it, policy is not on a preset course."

However, the weakening of the labor market in November 2025 prompted the FEDs to lower short-term rates by another .25%, to 3 3/4 on December 10, 2025.

Labor Market Changes:

The labor market weakened: The November 2025 labor report showed U.S. hiring slowed to 64,000 jobs added, down from the 105,000 added in October 2025. The report also showed an increase in the unemployment rate from 4.40% in September to 4.60% in November. What made this shift more consequential is that it came after a long period in which unemployment had been hovering near multi-decades lows, even as growth cooled and interest rates stayed high. The move in

the unemployment rate in November suggests that the labor market is no longer absorbing economic headwinds as easily as it did earlier.

The December 2025 labor report showed continued weakness as the US added 50,000 jobs when economists expected 70,000 jobs to be added. The Unemployment rate was reported at 4.4%, versus an expectation of 4.5%.

The unemployment rate is projected to be 4.5% for the entire year of 2025 and drop to 4.4% in 2026.

Inflation Expectations:

- The Core Personal Consumption Expenditures Price Index (PCE) is the less volatile measure of the PCE price index which excludes the more volatile and seasonal food and energy prices. It is the inflation index favored by the FEDs in developing monetary policy.

The September 2025 PCE index was reported late on December 5, 2025. The September 2025 rate was 2.8% and Core PCE was 2.8%, in line with expectations, but significantly higher than the FEDs 2% target.

- The Core November 2025 PCE index report is scheduled to be reported January 22, 2025 and is projected to increase by 2.7%, down from 2.8% in September. October 2025 PCE was not reported because of the federal government shutdown.
- PCE inflation is expected to be at 3% in 2025 and 2.6% in 2026. Core PCE is projected at 3.1% for 2025 and 2.6% in 2026.

Staff Expectations for Future FED Actions:

- **Future cuts:** Federal Reserve officials are divided on further interest rate cuts amid persistent inflation concerns. Some officials argue that the labor market is stable, so more rate cuts are unnecessary. Others argue that the FEDs risk a recession if it doesn't move quickly with rate cuts. The FEDs will continue to be cautious about lowering short-term rates as long as there is weakness in the labor market.

The FEDs will continue this caution to lower short-term rates as long as there is weakness in the labor market, even if inflation stays around the current level instead of moving down to the FEDs 2% target.

Staff believe that as long as the Core PCE index doesn't move up and the labor market is showing signs of weakness, the FEDs will lower the Federal Funds rate 1-2 times in 2026, by .25% each or a total of .50%.

- **Legality of Tariffs:** The U.S. Supreme Court indicated that it will decide whether President Trump's novel use of an emergency powers law to impose worldwide

tariffs is constitutional. It held hearings in November 2025 and the decision should come in a few weeks (as of this report writing date, in late January). This decision may have a significant impact on inflation expectations and determine how much more and how quickly the FEDs lower short-term rates in the near future and determine how much medium and long-term rates will be impacted.

C. Change in City Investment Strategy

After the FEDs changed to a looser monetary policy after July 26, 2023, the City's investment strategy changed to extending the investment maturities of securities purchased beyond three years and locking in rates, as much as practical. However, as a result of projected future budget deficits, and in order to increase liquidity, Staff have temporarily stopped purchasing longer-term securities until 2026 when a substantial amount of securities earning between 1-2% mature.

Rates Earned by Berkeley and Other California Cities

On a short-term basis, the City's earned rate is expected to be below the City's benchmark (State LAIF) until FY 2026, when most of the securities earning less than 2 percent mature.

However, the City's return is expected to be comparable to rates earned by other cities with a similar average maturity and lower than cities with a shorter average maturity in California. A sample of rates earned by Northern and Southern California cities is reflected in table 3 below (previously only Northern California cities were included):

Table 3

Other California Cities Earned Interest Rates	
For the Quarter Ending September 30, 2025	
City	Rates Earned
San Diego	4.25%
Hayward	4.05%
San Jose	4.03%
Oakland	3.98%
San Francisco	3.80%
Burbank	3.47%
Los Angeles	Not available
Berkeley	3.08%
Sacramento	3.06%
Palo Alto	2.61 %

BACKGROUND

- Pooled Investments

Short-term cash is invested primarily in government sponsored enterprises (referred to as Federal Agency securities) notes, medium-term corporate notes and municipal securities for periods of one to ten years. Additional cash is invested in a money market fund or overnight securities to meet the liquidity needs of the City.

In some cases, the city may have investments with a current market value that is greater or less than the recorded cost. These changes in market value are due to fluctuations in the market and have no effect on the City's yield, as the city does not intend to sell securities prior to maturity.

- Retiree Health Trust Fund Investments

The City agreed to provide retiree Health insurance coverage for fire, police and miscellaneous employees under certain terms and conditions. An actuarial study commissioned by the City many years ago determined that, in addition to City Contributions, an average rate of return of 7% on miscellaneous employees trust fund assets invested must be achieved to fund the retiree health benefit at the desired 70% level. Primarily because of the Federal Reserve Board's decision to keep short-term rates near zero from 2008 to March 2022, the average rate currently earned is significantly below that 7% level. City Finance Department staff manages these investment portfolios.

ENVIRONMENTAL SUSTAINABILITY

There are no identifiable environmental effects or opportunities associated with the subject of this report.

CONTACT PERSON

Henry Oyekanmi, Director, Finance Department, 981-7326

ATTACHMENTS

1. Portfolio Evaluation FY 2026 First Quarter
2. Investment Report Analysis FY 2026 First Quarter
 - a. Exhibit 2-A: Pooled Cash and Investments
 - b. Exhibit 2-B.1 through 2-B.3: Interest Earnings July 1, 2025 – September 30, 2025
 - c. Exhibit 2-C: Book Value By Investment Type
 - d. Exhibit 2-D: Current Holdings vs. Policy Limits
 - e. Exhibit 2-E: Investment Portfolio Trend
 - f. Exhibit 2-F: Investments Yielding 2 Percent or Less Maturing in 2026 or 2027
3. Summary of Pooled and Cash Investments FY 2026 First Quarter –Trust Funds
 - a. Exhibit 3-A: Retiree Medical Trust Funds –Misc.

Investment Report: FY2026 1st Qtr
Ended September 30, 2025

INFORMATION CALENDAR
FEBRUARY 24, 2026

- b. Exhibit 3-B: Retiree Medical Trust Funds –Fire
- c. Exhibit 3-C: Retiree Medical Trust Funds –Police



Portfolio Evaluation
Quarter Ended September 30, 2025

	QUARTER ENDING											
	September 2025		June 2025		March 2025		December 2024					
Total Portfolio												
Pooled Cash and Investments (COB)	\$	641,740,041		\$	693,922,102		\$	647,948,111		\$	649,832,348	
Pooled Cash and Investments (Trust)		60,096,426			58,221,801			58,585,989			57,695,193	
Total Cash and Investments	\$	701,836,467		\$	752,143,903		\$	706,534,100		\$	707,527,541	
Average Life of Investment Portfolio												
Pooled Investments (CoB)		610			729			763			835	
Trust Investments		5.349 years			5.417 years			2.791 years			2.791 years	
Weighted Yield												
Pooled Investments (CoB)		3.076%			3.033%			3.007%			2.901%	
Trust Investments		4.554%			4.728%			4.639%			4.285%	
Prime Rate		7.250%			7.500%			7.500%			7.500%	
91-day Treasury Bill Rate		3.860%			4.240%			4.294%			4.271%	
2-year Treasury Note Rate		4.830%			3.777%			3.883%			4.243%	
Cash and Investments Maturity												
Within one year	\$	542,779,001	77.34%	\$	492,986,029	65.54%	\$	255,293,610	36.13%	\$	270,171,399	38.19%
Between 1 to 3 years		59,601,319	8.49%		140,692,393	18.71%		333,278,343	47.17%		334,960,505	47.34%
Between 3 to 5 years		20,856,960	2.97%		20,790,910	2.76%		20,608,600	2.92%		10,530,270	1.49%
Between 5 to 10 years		68,605,647	9.78%		87,784,492	11.67%		81,503,566	11.54%		89,983,467	12.72%
Over 10 years		9,993,540	1.42%		9,890,080	1.31%		15,849,980	2.24%		1,881,900	0.27%
Total	\$	701,836,467	100.00%	\$	752,143,903	100.00%	\$	706,534,100	100.00%	\$	707,527,541	100.00%



**Investment Report Analysis
As of September 30, 2025**

Investments	Pooled Investments	Pension and OPEB	
		Trust Investments	Total
Portfolio	\$ 419,779,034	\$ 49,750,140	\$ 469,529,174
Unrecognized gain/(loss)	(3,562,983)	(1,128,147)	(4,691,129)
Total Investments	416,216,051	48,621,993	464,838,044

Cash	Pooled Cash	Pension and OPEB	
		Trust Cash	Total
Cash with Fidelity Money Market	37,477,106	-	37,477,106
Cash with Fiscal Agents	150	-	150
Cash Deposits in Banks	188,046,734	11,474,433	199,521,167
Total Cash	225,523,990	11,474,433	236,998,423

Adjusted Grand Total (All Cash and Investments)	\$ 641,740,041	\$ 60,096,426	\$ 701,836,467

Pooled Cash Portfolio Breakdown As of September 30, 2025

	Book Value	Market Value
Investments	\$ 419,779,034	\$ 416,216,051

NOTE:

1. The pooled cash includes Rent Board cash of \$11,032,135
2. The pooled cash does not include Section 115 cash of -\$2,428,143
3. The pooled cash does not include Fire Admin Training Building \$10,500,000 cash in escrow



City of Berkeley
Pooled Cash and Investments
As of September 30, 2025

CUSIP	Investment #	Issuer	Book Value	Par Value	Market Value	Current Rate	YTM/C 365	Maturity Date	Days To Maturity	Moody's Rating
Medium Term Notes										
233851CU6	14571	Daimler Finance	5,014,480.68	5,000,000.00	4,960,350.00	3.450	3.190	01/06/2027	462	A3
233851CU6	14574	Daimler Finance	3,743,833.06	3,725,000.00	3,695,460.75	3.450	3.000	01/06/2027	462	A2
24422EWK1	14663	John Deere Cap	4,991,238.68	5,000,000.00	5,023,550.00	4.150	4.250	09/15/2027	714	A2
375558BF9	14570	Gilead Sciences	5,009,920.18	5,000,000.00	4,991,650.00	3.650	3.118	03/01/2026	151	A1
30303M8G0	14660	Meta Platforms Inc	4,928,167.71	5,000,000.00	4,977,850.00	3.500	4.360	08/15/2027	683	A3
617446HD4	14670	Morgan Stanley	10,613,584.95	10,000,000.00	11,584,000.00	7.250	6.000	04/01/2032	2374	AA3
747525AU7	14587	Qualcomm Inc	6,035,322.96	5,963,000.00	5,911,658.57	3.250	2.435	05/20/2027	596	A1
07330MAA5	14588	Truist Bank	5,071,204.40	5,000,000.00	4,984,950.00	3.800	2.365	10/30/2026	394	A2
Subtotal and Average			45,407,752.62	44,688,000.00	46,129,469.32		3.874		936	
Federal Agency Coupon Securities										
3133ENS50	14667	Federal Farm Credit Bank	4,999,684.40	5,000,000.00	5,041,500.00	4.125	4.128	10/14/2027	743	AA1
3133ENN30	14668	Federal Farm Credit Bank	4,729,012.75	5,000,000.00	4,967,400.00	3.875	4.863	09/20/2032	2546	AA1
3133ENV72	14669	Federal Farm Credit Bank	4,996,320.79	5,000,000.00	5,036,300.00	4.500	4.600	07/27/2026	299	AA1
3133EPGG4	14686	Federal Farm Credit Bank	4,968,565.34	5,000,000.00	4,974,000.00	4.000	4.102	04/20/2033	2758	AA1
3133EPPE9	14689	Federal Farm Credit Bank	4,994,168.98	5,000,000.00	5,031,200.00	4.375	4.540	07/06/2026	278	AA1
3133EPPF6	14690	Federal Farm Credit Bank	4,971,262.75	5,000,000.00	5,073,300.00	4.125	4.300	07/05/2029	1373	AA1
Subtotal and Average			29,659,015.01	30,000,000.00	30,123,700.00		4.419		1,320	
Medium-Term Notes - Callable										
857477CD3	14698	State Street Corp.	4000000.00	4000000.00	4037920.00	5.272	5.272	08/03/2026	306.000	AA3
91159HHU7	14562	US Bancorp	5005404.23	5000000.00	4996550.00	3.950	2.848	11/17/2025	47.000	A3
91159HHM5	14684	US Bancorp	4941642.74	5000000.00	4972750.00	3.100	5.348	04/27/2026	208.000	A3
91159HHW3	14693	US Bancorp	4493870.93	5000000.00	4784900.00	3.000	6.212	07/30/2029	1398.000	A3
Subtotal and Average			18,440,917.90	19,000,000.00	18,792,120.00		4.863		475	
Federal Agency Callable										
3133EN6K1	14676	Federal Farm Credit Bank	5000000.00	5000000.00	4986850.00	4.220	4.220	01/23/2030	1575.000	AA1
3133EN6K1	14677	Federal Farm Credit Bank	5000000.00	5000000.00	4986850.00	4.220	4.220	01/23/2030	1575.000	AA1
3133EPAJ4	14679	Federal Farm Credit Bank	5000000.00	5000000.00	4982300.00	4.000	4.000	02/09/2033	2688.000	AA1
Subtotal and Average			15,000,000.00	15,000,000.00	14,956,000.00		4.147		1,946	
Federal Agency Continuously Callable										
31422XJW3	14638	Farmer Mac	10,000,000.00	10,000,000.00	9,834,600.00	1.500	0.300	07/20/2026	292	N/A
3133ENUV0	14644	Federal Farm Credit Bank	5,000,000.00	5,000,000.00	4,880,550.00	4.000	4.000	04/19/2032	2,392	AA1
3133ENVV9	14647	Federal Farm Credit Bank	5,000,000.00	5,000,000.00	4,987,000.00	3.630	3.630	05/03/2027	579	AA1
3133ENWW6	14653	Federal Farm Credit Bank	4,996,348.64	5,000,000.00	4,981,200.00	4.370	4.384	05/17/2032	2,420	AA1



City of Berkeley
Pooled Cash and Investments
As of September 30, 2025

CUSIP	Investment #	Issuer	Book Value	Par Value	Market Value	Current Rate	YTM/C 365	Maturity Date	Days To Maturity	Moody's Rating
3130AMAV4	14611	Federal Home Loan Banks	5,600,000.00	5,600,000.00	5,392,800.00	1.250	1.125	04/29/2027	575	AA1
3130ALZA5	14612	Federal Home Loan Banks	9,000,000.00	9,000,000.00	8,954,460.00	3.000	0.500	04/29/2026	210	AA1
3130AMEX6	14613	Federal Home Loan Banks	15,000,000.00	15,000,000.00	14,871,000.00	2.500	1.102	05/27/2026	238	AA1
3130AMF72	14615	Federal Home Loan Banks	15,000,000.00	15,000,000.00	14,756,700.00	1.300	1.040	05/27/2026	238	AA1
3130AMFQ0	14616	Federal Home Loan Banks	15,000,000.00	15,000,000.00	14,743,200.00	1.150	1.020	05/26/2026	237	AA1
3130AMFT4	14617	Federal Home Loan Banks	10,000,000.00	10,000,000.00	9,834,600.00	1.250	1.000	05/27/2026	238	AA1
3130AMG22	14618	Federal Home Loan Banks	20,000,000.00	20,000,000.00	19,748,400.00	1.750	0.500	05/27/2026	238	AA1
3130AMGG1	14619	Federal Home Loan Banks	10,000,000.00	10,000,000.00	9,883,000.00	2.000	1.160	05/26/2026	237	AA1
3130AMFN7	14620	Federal Home Loan Banks	10,000,000.00	10,000,000.00	9,883,000.00	2.000	1.175	05/26/2026	237	AA1
3130AMG55	14622	Federal Home Loan Banks	10,000,000.00	10,000,000.00	9,631,600.00	1.375	1.219	05/27/2027	603	AA1
3130AMG22	14624	Federal Home Loan Banks	10,000,000.00	10,000,000.00	9,874,200.00	1.750	0.500	05/27/2026	238	AA1
3130AMLS9	14627	Federal Home Loan Banks	10,000,000.00	10,000,000.00	9,919,600.00	2.000	1.170	06/17/2026	259	AA1
3130AMN24	14628	Federal Home Loan Banks	10,000,000.00	10,000,000.00	9,823,900.00	1.150	1.034	06/03/2026	245	AA1
3130AMN57	14629	Federal Home Loan Banks	20,000,000.00	20,000,000.00	19,640,400.00	1.100	1.013	06/03/2026	245	AA1
3130AMP71	14630	Federal Home Loan Banks	20,000,000.00	20,000,000.00	19,652,600.00	1.200	1.077	06/18/2026	260	AA1
3130AMPL0	14631	Federal Home Loan Banks	15,000,000.00	15,000,000.00	14,741,850.00	1.150	0.375	06/08/2026	250	AA1
3130AMMW9	14632	Federal Home Loan Banks	10,000,000.00	10,000,000.00	9,846,200.00	1.500	0.500	06/10/2026	252	AA1
3130AMWM0	14634	Federal Home Loan Banks	4,250,000.00	4,250,000.00	4,165,425.00	1.050	0.500	06/30/2026	272	AA1
3130AN5U0	14642	Federal Home Loan Banks	10,000,000.00	10,000,000.00	9,839,600.00	1.750	0.500	07/29/2026	301	AA1
3130ANJY7	14643	Federal Home Loan Banks	40,000,000.00	40,000,000.00	39,047,200.00	1.000	0.400	08/26/2026	329	AA1
3130ARTE1	14645	Federal Home Loan Banks	6,425,000.00	6,425,000.00	6,279,216.75	4.100	4.100	04/26/2032	2,399	AA1
3130ARYA3	14651	Federal Home Loan Banks	5,000,000.00	5,000,000.00	4,994,600.00	4.000	4.000	05/26/2027	602	AA1
3130AS7K9	14654	Federal Home Loan Banks	5,000,000.00	5,000,000.00	4,982,800.00	4.440	4.440	05/26/2032	2,429	AA1
			310,271,348.64	310,275,000.00	305,189,701.75		1.121		435	
Medium Term Notes Continuous Callable Bonds										
06051GLG2	14688	Bank of America Corporation	1000000.00	1000000.00	1025060.00	5.202	5.202	04/25/2029	1302.000	A1
		Subtotal and Average	1,000,000.00	1,000,000.00	1,025,060.00		5.202		1,394	
Total Investments and Average			419,779,034.17	419,963,000.00	416,216,051.07		1.934		610	
Total Investments (Book Value)			419,779,034.17							
Cash				225,523,990.00						
Total Investments (Book Value) and Cash				645,303,024.17						
Increase / (Decrease) in Market Value of Securities				(3,562,983.10)						
Total Investments (Market Value) and Cash				641,740,041.07						



Pooled Investments Selected Funds
Interest Earnings
Sorted by Fund - Fund
July 1, 2025 - July 31, 2025
Yield on Average Book Value

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings		
										Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: Pooled Investment - Long Term												
3130AMWM0	14634	010	MC5	4,250,000.00	4,250,000.00	4,250,000.00	06/30/2026	1.050	1.030	3,718.75	0.00	3,718.75
3130AMPL0	14631	010	MC5	15,000,000.00	15,000,000.00	15,000,000.00	06/08/2026	1.150	1.128	14,375.00	0.00	14,375.00
3130AMP71	14630	010	MC5	20,000,000.00	20,000,000.00	20,000,000.00	06/18/2026	1.200	1.177	20,000.00	0.00	20,000.00
3130AMMW9	14632	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	06/10/2026	1.500	1.472	12,500.00	0.00	12,500.00
3130ANSU0	14642	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	07/29/2026	1.750	1.717	14,583.33	0.00	14,583.33
3130ANJY7	14643	010	MC5	40,000,000.00	40,000,000.00	40,000,000.00	08/26/2026	1.000	0.981	33,333.33	0.00	33,333.33
3130ARYA3	14651	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	05/26/2027	4.000	3.925	16,666.67	0.00	16,666.67
3130ARTE1	14645	010	MC5	6,425,000.00	6,425,000.00	6,425,000.00	04/26/2032	4.100	4.023	21,952.08	0.00	21,952.08
3130AMN57	14629	010	MC5	20,000,000.00	20,000,000.00	20,000,000.00	06/03/2026	1.100	1.079	18,333.33	0.00	18,333.33
3130AMN24	14628	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	06/03/2026	1.150	1.128	9,583.33	0.00	9,583.33
3130ALZA5	14612	010	MC5	9,000,000.00	9,000,000.00	9,000,000.00	04/29/2026	3.000	2.944	22,500.00	0.00	22,500.00
3130AMAV4	14611	010	MC5	5,600,000.00	5,600,000.00	5,600,000.00	04/29/2027	1.250	1.226	5,833.33	0.00	5,833.33
3130AMEX6	14613	010	MC5	15,000,000.00	15,000,000.00	15,000,000.00	05/27/2026	2.500	2.453	31,250.00	0.00	31,250.00
3130AMFQ0	14616	010	MC5	15,000,000.00	15,000,000.00	15,000,000.00	05/26/2026	1.150	1.128	14,375.00	0.00	14,375.00
3130AMF72	14615	010	MC5	15,000,000.00	15,000,000.00	15,000,000.00	05/27/2026	1.300	1.276	16,250.00	0.00	16,250.00
3130AMG22	14624	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	05/27/2026	1.750	1.717	14,583.33	0.00	14,583.33
3130AMLS9	14627	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	06/17/2026	2.000	1.962	16,666.67	0.00	16,666.67
3130AMG55	14622	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	05/27/2027	1.375	1.349	11,458.33	0.00	11,458.33
3130AMGG1	14619	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	05/26/2026	2.000	1.962	16,666.67	0.00	16,666.67
3130AMFN7	14620	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	05/26/2026	2.000	1.962	16,666.67	0.00	16,666.67
3130AMFT4	14617	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	05/27/2026	1.250	1.226	10,416.67	0.00	10,416.67
3130AMG22	14618	010	MC5	20,000,000.00	20,000,000.00	20,000,000.00	05/27/2026	1.750	1.717	29,166.67	0.00	29,166.67
3130AS7K9	14654	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	05/26/2032	4.440	4.356	18,500.00	0.00	18,500.00
3130AULM4	14678	010	MC4	5,000,000.00	5,000,000.00	5,000,000.00	01/26/2033	5.620	5.514	23,416.67	0.00	23,416.67
3133EPGS8	14687	010	FAC	0.00	4,999,856.60	3,709,626.54	07/24/2025	4.250	4.355	13,576.39	143.40	13,719.79
3133EPPE9	14689	010	FAC	5,000,000.00	4,992,260.65	4,992,599.22	07/06/2026	4.375	4.449	18,229.17	636.11	18,865.28
3133EPGG4	14686	010	FAC	5,000,000.00	4,967,524.84	4,967,709.44	04/20/2033	4.000	4.032	16,666.67	346.83	17,013.50
3133EPPF6	14690	010	FAC	5,000,000.00	4,969,352.60	4,969,691.50	07/05/2029	4.125	4.223	17,187.50	636.72	17,824.22
3133EPQT5	14695	010	MC5	0.00	5,000,000.00	3,870,967.74	07/25/2033	5.650	5.728	18,833.33	0.00	18,833.33
3133ENWW6	14653	010	MC5	5,000,000.00	4,996,210.91	4,996,235.34	05/17/2032	4.370	4.302	18,208.33	45.91	18,254.24

Pooled Investments Selected Funds
Interest Earnings
July 1, 2025 - July 31, 2025

Exhibit 2-B.1

										Adjusted Interest Earnings		
CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: Pooled Investment - Long Term												
3133EPEK7	14682	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	04/03/2028	4.620	4.533	19,250.00	0.00	19,250.00
3133ENN22	14664	010	FAC	5,000,000.00	4,998,526.89	4,998,817.29	09/22/2025	3.750	3.809	15,625.00	545.60	16,170.60
3133ENV72	14669	010	FAC	5,000,000.00	4,995,202.12	4,995,400.59	07/27/2026	4.500	4.507	18,750.00	372.89	19,122.89
3133ENN30	14668	010	FAC	5,000,000.00	4,719,292.20	4,721,016.81	09/20/2032	3.875	4.835	16,145.83	3,240.18	19,386.01
3133ENUV0	14644	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	04/19/2032	4.000	3.925	16,666.67	0.00	16,666.67
3133EN6K1	14676	010	MC4	5,000,000.00	5,000,000.00	5,000,000.00	01/23/2030	4.220	4.141	17,583.33	0.00	17,583.33
3133ENP95	14666	010	FAC	5,000,000.00	4,998,280.63	4,998,588.48	09/30/2025	4.250	4.308	17,708.33	579.56	18,287.89
3133ENS50	14667	010	FAC	5,000,000.00	4,999,645.65	4,999,652.53	10/14/2027	4.125	4.051	17,187.50	12.92	17,200.42
3133EPAJ4	14679	010	MC4	5,000,000.00	5,000,000.00	5,000,000.00	02/09/2033	4.000	3.925	16,666.67	0.00	16,666.67
3133EN6K1	14677	010	MC4	5,000,000.00	5,000,000.00	5,000,000.00	01/23/2030	4.220	4.141	17,583.33	0.00	17,583.33
3133ENVV9	14647	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	05/03/2027	3.630	3.562	15,125.00	0.00	15,125.00
3134GXC28	14657	010	MC5	0.00	5,000,000.00	2,741,935.48	07/18/2025	4.100	4.157	9,680.56	0.00	9,680.56
617446HD4	14670	010	MTN	10,000,000.00	10,637,184.37	10,632,997.38	04/01/2032	7.250	5.819	60,416.67	-7,866.47	52,550.20
06051GLG2	14688	010	MC6	1,000,000.00	1,000,000.00	1,000,000.00	04/25/2029	5.202	5.104	4,335.00	0.00	4,335.00
31422XJW3	14638	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	07/20/2026	1.500	1.472	12,500.00	0.00	12,500.00
24422EWK1	14663	010	MTN	5,000,000.00	4,990,118.62	4,990,317.34	09/15/2027	4.150	4.168	17,291.67	373.36	17,665.03
91159HHU7	14562	010	MC3	5,000,000.00	5,015,977.72	5,014,101.78	11/17/2025	3.950	3.037	16,458.33	-3,524.49	12,933.84
91159HHM5	14684	010	MC3	5,000,000.00	4,916,146.85	4,920,670.31	04/27/2026	3.100	5.124	12,916.67	8,498.63	21,415.30
91159HHW3	14693	010	MC3	5,000,000.00	4,460,838.57	4,466,687.31	07/30/2029	3.000	6.197	12,500.00	11,010.79	23,510.79
747525AU7	14587	010	MTN	5,963,000.00	6,046,374.01	6,044,413.34	05/20/2027	3.250	2.428	16,149.79	-3,683.68	12,466.11
751212AC5	14566	010	MC3	5,000,000.00	5,005,876.76	5,004,608.67	09/15/2025	3.750	3.116	15,625.00	-2,382.47	13,242.53
375558BF9	14570	010	MTN	5,000,000.00	5,015,872.30	5,014,816.28	03/01/2026	3.650	3.105	15,208.33	-1,984.04	13,224.29
233851CU6	14571	010	MTN	5,000,000.00	5,017,344.98	5,016,836.80	01/06/2027	3.450	3.150	14,375.00	-954.76	13,420.24
233851CU6	14574	010	MTN	3,725,000.00	3,747,558.28	3,746,897.35	01/06/2027	3.450	2.975	10,709.38	-1,241.74	9,467.64
07330MAA5	14588	010	MTN	5,000,000.00	5,087,678.42	5,084,761.51	10/30/2026	3.800	2.395	15,833.33	-5,491.34	10,341.99
22553PXJ3	14655	010	MC3	5,000,000.00	5,000,000.00	5,000,000.00	05/31/2032	5.000	4.906	20,833.33	0.00	20,833.33
88579YAR2	14659	010	MTN	5,000,000.00	4,994,767.40	4,997,088.31	08/07/2025	3.000	3.973	12,500.00	4,360.50	16,860.50
30303M8G0	14660	010	MTN	5,000,000.00	4,918,575.86	4,920,277.64	08/15/2027	3.500	4.255	14,583.33	3,197.28	17,780.61
857477CD3	14698	010	MC3	4,000,000.00	4,000,000.00	4,000,000.00	08/03/2026	5.272	5.173	17,573.33	0.00	17,573.33
Subtotal				454,963,000.00	469,765,467.23	465,091,715.00			2.557	1,003,278.60	6,871.69	1,010,150.29
Fund: Wells Fargo MM- Regular												
SYS14701	14701	025	RRP	198,481,378.46	191,769,017.53	226,259,585.95			4.146	796,667.11	0.00	796,667.11
Subtotal				198,481,378.46	191,769,017.53	226,259,585.95			4.146	796,667.11	0.00	796,667.11

Pooled Investments Selected Funds
Interest Earnings
July 1, 2025 - July 31, 2025

Exhibit 2-B.1

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Adjusted Interest Earnings			
									Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: Fidelity MM - Regular												
SYS14265	14265	040	RRP	37,214,699.31	37,081,093.68	37,085,403.54		0.003	4.242	133,605.63	0.00	133,605.63
			Subtotal	37,214,699.31	37,081,093.68	37,085,403.54			4.242	133,605.63	0.00	133,605.63
			Total	690,659,077.77	698,615,578.44	728,436,704.49			3.136	1,933,551.34	6,871.69	1,940,423.03



Pooled Investments Selected Funds
Interest Earnings
Sorted by Fund - Fund
August 1, 2025 - August 31, 2025
Yield on Average Book Value

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings		
										Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: Pooled Investment - Long Term												
3130AMWM0	14634	010	MC5	4,250,000.00	4,250,000.00	4,250,000.00	06/30/2026	1.050	1.030	3,718.75	0.00	3,718.75
3130AMPL0	14631	010	MC5	15,000,000.00	15,000,000.00	15,000,000.00	06/08/2026	1.150	1.128	14,375.00	0.00	14,375.00
3130AMP71	14630	010	MC5	20,000,000.00	20,000,000.00	20,000,000.00	06/18/2026	1.200	1.177	20,000.00	0.00	20,000.00
3130AMMW9	14632	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	06/10/2026	1.500	1.472	12,500.00	0.00	12,500.00
3130AN5U0	14642	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	07/29/2026	1.750	1.717	14,583.33	0.00	14,583.33
3130ANJY7	14643	010	MC5	40,000,000.00	40,000,000.00	40,000,000.00	08/26/2026	1.000	0.981	33,333.33	0.00	33,333.33
3130ARYA3	14651	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	05/26/2027	4.000	3.925	16,666.67	0.00	16,666.67
3130ARTE1	14645	010	MC5	6,425,000.00	6,425,000.00	6,425,000.00	04/26/2032	4.100	4.023	21,952.08	0.00	21,952.08
3130AMN57	14629	010	MC5	20,000,000.00	20,000,000.00	20,000,000.00	06/03/2026	1.100	1.079	18,333.33	0.00	18,333.33
3130AMN24	14628	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	06/03/2026	1.150	1.128	9,583.33	0.00	9,583.33
3130ALZA5	14612	010	MC5	9,000,000.00	9,000,000.00	9,000,000.00	04/29/2026	3.000	2.944	22,500.00	0.00	22,500.00
3130AMAV4	14611	010	MC5	5,600,000.00	5,600,000.00	5,600,000.00	04/29/2027	1.250	1.226	5,833.33	0.00	5,833.33
3130AMEX6	14613	010	MC5	15,000,000.00	15,000,000.00	15,000,000.00	05/27/2026	2.500	2.453	31,250.00	0.00	31,250.00
3130AMFQ0	14616	010	MC5	15,000,000.00	15,000,000.00	15,000,000.00	05/26/2026	1.150	1.128	14,375.00	0.00	14,375.00
3130AMF72	14615	010	MC5	15,000,000.00	15,000,000.00	15,000,000.00	05/27/2026	1.300	1.276	16,250.00	0.00	16,250.00
3130AMG22	14624	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	05/27/2026	1.750	1.717	14,583.33	0.00	14,583.33
3130AMLS9	14627	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	06/17/2026	2.000	1.962	16,666.67	0.00	16,666.67
3130AMG55	14622	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	05/27/2027	1.375	1.349	11,458.33	0.00	11,458.33
3130AMGG1	14619	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	05/26/2026	2.000	1.962	16,666.67	0.00	16,666.67
3130AMFN7	14620	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	05/26/2026	2.000	1.962	16,666.67	0.00	16,666.67
3130AMFT4	14617	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	05/27/2026	1.250	1.226	10,416.67	0.00	10,416.67
3130AMG22	14618	010	MC5	20,000,000.00	20,000,000.00	20,000,000.00	05/27/2026	1.750	1.717	29,166.67	0.00	29,166.67
3130AS7K9	14654	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	05/26/2032	4.440	4.356	18,500.00	0.00	18,500.00
3130AULM4	14678	010	MC4	0.00	5,000,000.00	2,096,774.19	01/26/2033	5.620	5.698	10,147.22	0.00	10,147.22
3133EPPE9	14689	010	FAC	5,000,000.00	4,992,896.76	4,993,235.33	07/06/2026	4.375	4.448	18,229.17	636.11	18,865.28
3133EPGG4	14686	010	FAC	5,000,000.00	4,967,871.67	4,968,056.28	04/20/2033	4.000	4.032	16,666.67	346.84	17,013.51
3133EPPF6	14690	010	FAC	5,000,000.00	4,969,989.32	4,970,328.22	07/05/2029	4.125	4.222	17,187.50	636.72	17,824.22
3133ENWW6	14653	010	MC5	5,000,000.00	4,996,256.82	4,996,281.25	05/17/2032	4.370	4.302	18,208.33	45.91	18,254.24
3133EPEK7	14682	010	MC5	0.00	5,000,000.00	3,387,096.77	04/03/2028	4.620	4.684	13,475.00	0.00	13,475.00
3133ENN22	14664	010	FAC	5,000,000.00	4,999,072.49	4,999,362.88	09/22/2025	3.750	3.808	15,625.00	545.59	16,170.59

Pooled Investments Selected Funds
Interest Earnings
August 1, 2025 - August 31, 2025

Exhibit 2-B.2

										Adjusted Interest Earnings		
CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: Pooled Investment - Long Term												
3133ENV72	14669	010	FAC	5,000,000.00	4,995,575.01	4,995,773.49	07/27/2026	4.500	4.507	18,750.00	372.89	19,122.89
3133ENN30	14668	010	FAC	5,000,000.00	4,722,532.38	4,724,256.99	09/20/2032	3.875	4.832	16,145.83	3,240.18	19,386.01
3133ENUV0	14644	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	04/19/2032	4.000	3.925	16,666.67	0.00	16,666.67
3133EN6K1	14676	010	MC4	5,000,000.00	5,000,000.00	5,000,000.00	01/23/2030	4.220	4.141	17,583.33	0.00	17,583.33
3133ENP95	14666	010	FAC	5,000,000.00	4,998,860.19	4,999,168.05	09/30/2025	4.250	4.307	17,708.33	579.56	18,287.89
3133ENS50	14667	010	FAC	5,000,000.00	4,999,658.57	4,999,665.44	10/14/2027	4.125	4.051	17,187.50	12.92	17,200.42
3133EPAJ4	14679	010	MC4	5,000,000.00	5,000,000.00	5,000,000.00	02/09/2033	4.000	3.925	16,666.67	0.00	16,666.67
3133EN6K1	14677	010	MC4	5,000,000.00	5,000,000.00	5,000,000.00	01/23/2030	4.220	4.141	17,583.33	0.00	17,583.33
3133ENVV9	14647	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	05/03/2027	3.630	3.562	15,125.00	0.00	15,125.00
617446HD4	14670	010	MTN	10,000,000.00	10,629,317.90	10,625,130.91	04/01/2032	7.250	5.823	60,416.67	-7,866.47	52,550.20
06051GLG2	14688	010	MC6	1,000,000.00	1,000,000.00	1,000,000.00	04/25/2029	5.202	5.104	4,335.00	0.00	4,335.00
31422XJW3	14638	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	07/20/2026	1.500	1.472	12,500.00	0.00	12,500.00
24422EWK1	14663	010	MTN	5,000,000.00	4,990,491.98	4,990,690.70	09/15/2027	4.150	4.168	17,291.67	373.35	17,665.02
91159HHU7	14562	010	MC3	5,000,000.00	5,012,453.23	5,010,577.28	11/17/2025	3.950	3.039	16,458.33	-3,524.50	12,933.83
91159HHM5	14684	010	MC3	5,000,000.00	4,924,645.48	4,929,168.94	04/27/2026	3.100	5.115	12,916.67	8,498.63	21,415.30
91159HHW3	14693	010	MC3	5,000,000.00	4,471,849.36	4,477,698.10	07/30/2029	3.000	6.182	12,500.00	11,010.78	23,510.78
747525AU7	14587	010	MTN	5,963,000.00	6,042,690.33	6,040,729.66	05/20/2027	3.250	2.430	16,149.79	-3,683.69	12,466.10
751212AC5	14566	010	MC3	5,000,000.00	5,003,494.29	5,002,226.20	09/15/2025	3.750	3.117	15,625.00	-2,382.47	13,242.53
375558BF9	14570	010	MTN	5,000,000.00	5,013,888.26	5,012,832.24	03/01/2026	3.650	3.106	15,208.33	-1,984.04	13,224.29
233851CU6	14571	010	MTN	5,000,000.00	5,016,390.22	5,015,882.03	01/06/2027	3.450	3.150	14,375.00	-954.77	13,420.23
233851CU6	14574	010	MTN	3,725,000.00	3,746,316.54	3,745,655.61	01/06/2027	3.450	2.976	10,709.38	-1,241.74	9,467.64
07330MAA5	14588	010	MTN	5,000,000.00	5,082,187.08	5,079,270.17	10/30/2026	3.800	2.397	15,833.33	-5,491.34	10,341.99
22553PXJ3	14655	010	MC3	0.00	5,000,000.00	4,516,129.03	05/31/2032	5.000	5.069	19,444.44	0.00	19,444.44
88579YAR2	14659	010	MTN	0.00	4,999,127.90	967,671.60	08/07/2025	3.000	4.103	2,500.00	872.10	3,372.10
30303M8G0	14660	010	MTN	5,000,000.00	4,921,773.14	4,923,474.92	08/15/2027	3.500	4.252	14,583.33	3,197.28	17,780.61
857477CD3	14698	010	MC3	4,000,000.00	4,000,000.00	4,000,000.00	08/03/2026	5.272	5.173	17,573.33	0.00	17,573.33
Subtotal				434,963,000.00	454,772,338.92	445,742,136.30			2.467	930,754.98	3,239.84	933,994.82
Fund: Wells Fargo MM- Regular												
SYS14701	14701	025	RRP	184,685,873.10	198,481,378.46	197,058,545.82			4.180	699,547.21	0.00	699,547.21
Subtotal				184,685,873.10	198,481,378.46	197,058,545.82			4.180	699,547.21	0.00	699,547.21
Fund: Fidelity MM - Regular												
SYS14265	14265	040	RRP	37,348,805.79	37,214,699.31	37,219,025.33	0.003		4.242	134,106.48	0.00	134,106.48
Subtotal				37,348,805.79	37,214,699.31	37,219,025.33			4.242	134,106.48	0.00	134,106.48
Total				656,997,678.89	690,468,416.69	680,019,707.44			3.061	1,764,408.67	3,239.84	1,767,648.51



Pooled Investments Selected Funds
Interest Earnings
Sorted by Fund - Fund
September 1, 2025 - September 30, 2025
Yield on Average Book Value

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings		
										Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: Pooled Investment - Long Term												
3130AMWM0	14634	010	MC5	4,250,000.00	4,250,000.00	4,250,000.00	06/30/2026	1.050	1.065	3,718.75	0.00	3,718.75
3130AMPL0	14631	010	MC5	15,000,000.00	15,000,000.00	15,000,000.00	06/08/2026	1.150	1.166	14,375.00	0.00	14,375.00
3130AMP71	14630	010	MC5	20,000,000.00	20,000,000.00	20,000,000.00	06/18/2026	1.200	1.217	20,000.00	0.00	20,000.00
3130AMMW9	14632	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	06/10/2026	1.500	1.521	12,500.00	0.00	12,500.00
3130AN5U0	14642	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	07/29/2026	1.750	1.774	14,583.33	0.00	14,583.33
3130ANJY7	14643	010	MC5	40,000,000.00	40,000,000.00	40,000,000.00	08/26/2026	1.000	1.014	33,333.33	0.00	33,333.33
3130ARYA3	14651	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	05/26/2027	4.000	4.056	16,666.67	0.00	16,666.67
3130ARTE1	14645	010	MC5	6,425,000.00	6,425,000.00	6,425,000.00	04/26/2032	4.100	4.157	21,952.08	0.00	21,952.08
3130AMN57	14629	010	MC5	20,000,000.00	20,000,000.00	20,000,000.00	06/03/2026	1.100	1.115	18,333.33	0.00	18,333.33
3130AMN24	14628	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	06/03/2026	1.150	1.166	9,583.33	0.00	9,583.33
3130ALZA5	14612	010	MC5	9,000,000.00	9,000,000.00	9,000,000.00	04/29/2026	3.000	3.042	22,500.00	0.00	22,500.00
3130AMAV4	14611	010	MC5	5,600,000.00	5,600,000.00	5,600,000.00	04/29/2027	1.250	1.267	5,833.33	0.00	5,833.33
3130AMEX6	14613	010	MC5	15,000,000.00	15,000,000.00	15,000,000.00	05/27/2026	2.500	2.535	31,250.00	0.00	31,250.00
3130AMFQ0	14616	010	MC5	15,000,000.00	15,000,000.00	15,000,000.00	05/26/2026	1.150	1.166	14,375.00	0.00	14,375.00
3130AMF72	14615	010	MC5	15,000,000.00	15,000,000.00	15,000,000.00	05/27/2026	1.300	1.318	16,250.00	0.00	16,250.00
3130AMG22	14624	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	05/27/2026	1.750	1.774	14,583.33	0.00	14,583.33
3130AMLS9	14627	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	06/17/2026	2.000	2.028	16,666.67	0.00	16,666.67
3130AMG55	14622	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	05/27/2027	1.375	1.394	11,458.33	0.00	11,458.33
3130AMGG1	14619	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	05/26/2026	2.000	2.028	16,666.67	0.00	16,666.67
3130AMFN7	14620	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	05/26/2026	2.000	2.028	16,666.67	0.00	16,666.67
3130AMFT4	14617	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	05/27/2026	1.250	1.267	10,416.67	0.00	10,416.67
3130AMG22	14618	010	MC5	20,000,000.00	20,000,000.00	20,000,000.00	05/27/2026	1.750	1.774	29,166.67	0.00	29,166.67
3130AS7K9	14654	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	05/26/2032	4.440	4.502	18,500.00	0.00	18,500.00
3133EPPE9	14689	010	FAC	5,000,000.00	4,993,532.87	4,993,861.53	07/06/2026	4.375	4.596	18,229.17	636.11	18,865.28
3133EPGG4	14686	010	FAC	5,000,000.00	4,968,218.51	4,968,397.70	04/20/2033	4.000	4.166	16,666.67	346.83	17,013.50
3133EPPF6	14690	010	FAC	5,000,000.00	4,970,626.04	4,970,955.01	07/05/2029	4.125	4.363	17,187.50	636.71	17,824.21
3133ENWW6	14653	010	MC5	5,000,000.00	4,996,302.73	4,996,326.45	05/17/2032	4.370	4.445	18,208.33	45.91	18,254.24
3133ENN22	14664	010	FAC	0.00	4,999,618.08	3,499,872.69	09/22/2025	3.750	3.935	10,937.50	381.92	11,319.42
3133ENV72	14669	010	FAC	5,000,000.00	4,995,947.90	4,996,140.56	07/27/2026	4.500	4.657	18,750.00	372.89	19,122.89
3133ENN30	14668	010	FAC	5,000,000.00	4,725,772.56	4,727,446.66	09/20/2032	3.875	4.989	16,145.83	3,240.19	19,386.02

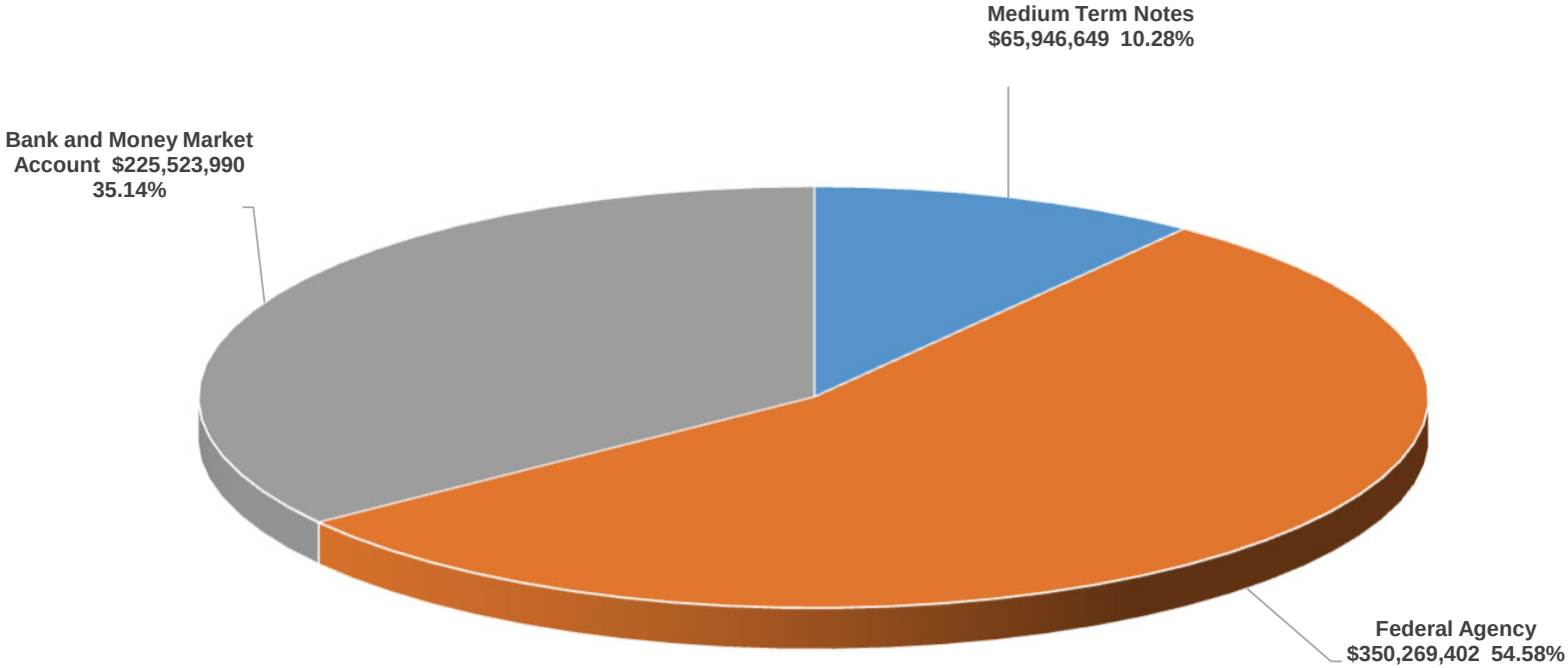
Pooled Investments Selected Funds
Interest Earnings
September 1, 2025 - September 30, 2025

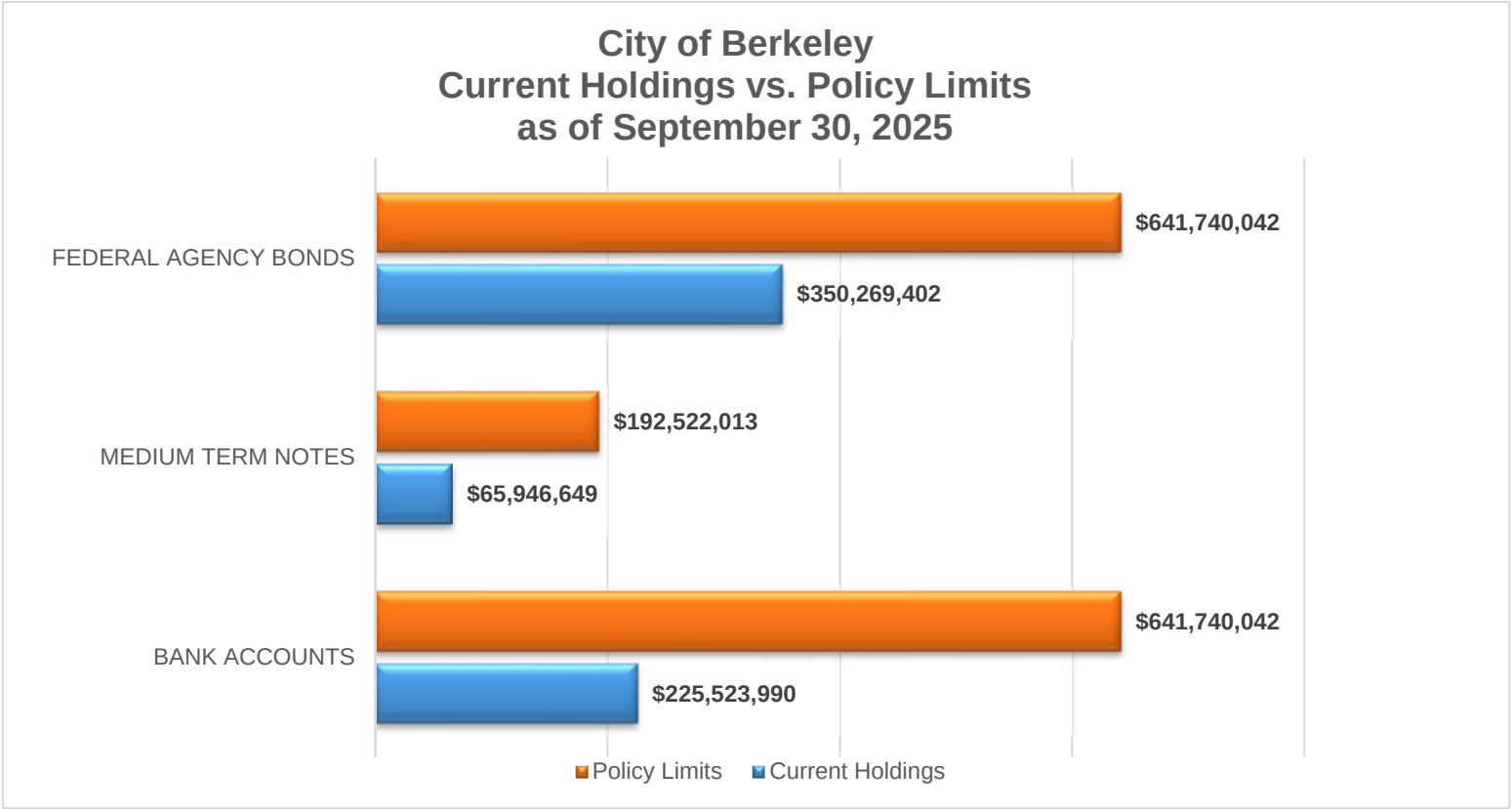
Exhibit 2-B.3

										Adjusted Interest Earnings		
CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: Pooled Investment - Long Term												
3133ENUV0	14644	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	04/19/2032	4.000	4.056	16,666.67	0.00	16,666.67
3133EN6K1	14676	010	MC4	5,000,000.00	5,000,000.00	5,000,000.00	01/23/2030	4.220	4.279	17,583.33	0.00	17,583.33
3133ENP95	14666	010	FAC	0.00	4,999,439.75	4,833,071.89	09/30/2025	4.250	4.450	17,118.06	560.25	17,678.31
3133ENS50	14667	010	FAC	5,000,000.00	4,999,671.49	4,999,678.16	10/14/2027	4.125	4.186	17,187.50	12.91	17,200.41
3133EPAJ4	14679	010	MC4	5,000,000.00	5,000,000.00	5,000,000.00	02/09/2033	4.000	4.056	16,666.67	0.00	16,666.67
3133EN6K1	14677	010	MC4	5,000,000.00	5,000,000.00	5,000,000.00	01/23/2030	4.220	4.279	17,583.33	0.00	17,583.33
3133ENVV9	14647	010	MC5	5,000,000.00	5,000,000.00	5,000,000.00	05/03/2027	3.630	3.680	15,125.00	0.00	15,125.00
617446HD4	14670	010	MTN	10,000,000.00	10,621,451.43	10,617,387.08	04/01/2032	7.250	6.022	60,416.67	-7,866.48	52,550.19
06051GLG2	14688	010	MC6	1,000,000.00	1,000,000.00	1,000,000.00	04/25/2029	5.202	5.274	4,335.00	0.00	4,335.00
31422XJW3	14638	010	MC5	10,000,000.00	10,000,000.00	10,000,000.00	07/20/2026	1.500	1.521	12,500.00	0.00	12,500.00
24422EWK1	14663	010	MTN	5,000,000.00	4,990,865.33	4,991,058.23	09/15/2027	4.150	4.306	17,291.67	373.35	17,665.02
91159HHU7	14562	010	MC3	5,000,000.00	5,008,928.73	5,007,107.74	11/17/2025	3.950	3.143	16,458.33	-3,524.50	12,933.83
91159HHM5	14684	010	MC3	5,000,000.00	4,933,144.11	4,937,535.07	04/27/2026	3.100	5.277	12,916.67	8,498.63	21,415.30
91159HHW3	14693	010	MC3	5,000,000.00	4,482,860.14	4,488,549.05	07/30/2029	3.000	6.373	12,500.00	11,010.79	23,510.79
747525AU7	14587	010	MTN	5,963,000.00	6,039,006.64	6,037,103.41	05/20/2027	3.250	2.512	16,149.79	-3,683.68	12,466.11
751212AC5	14566	010	MC3	0.00	5,001,111.82	2,333,574.23	09/15/2025	3.750	3.222	7,291.67	-1,111.82	6,179.85
375558BF9	14570	010	MTN	5,000,000.00	5,011,904.22	5,010,879.14	03/01/2026	3.650	3.211	15,208.33	-1,984.04	13,224.29
233851CU6	14571	010	MTN	5,000,000.00	5,015,435.45	5,014,942.15	01/06/2027	3.450	3.256	14,375.00	-954.77	13,420.23
233851CU6	14574	010	MTN	3,725,000.00	3,745,074.80	3,744,433.23	01/06/2027	3.450	3.076	10,709.38	-1,241.74	9,467.64
07330MAA5	14588	010	MTN	5,000,000.00	5,076,695.74	5,073,858.55	10/30/2026	3.800	2.480	15,833.33	-5,491.34	10,341.99
30303M8G0	14660	010	MTN	5,000,000.00	4,924,970.42	4,926,622.35	08/15/2027	3.500	4.391	14,583.33	3,197.29	17,780.62
857477CD3	14698	010	MC3	4,000,000.00	4,000,000.00	4,000,000.00	08/03/2026	5.272	5.345	17,573.33	0.00	17,573.33
Subtotal				419,963,000.00	434,775,578.76	430,443,800.86			2.473	871,577.22	3,455.41	875,032.63
Fund: Wells Fargo MM- Regular												
SYS14701	14701	025	RRP	181,164,648.77	184,685,873.10	184,811,438.80			4.098	622,519.23	0.00	622,519.23
Subtotal				181,164,648.77	184,685,873.10	184,811,438.80			4.098	622,519.23	0.00	622,519.23
Fund: Fidelity MM - Regular												
SYS14265	14265	040	RRP	37,477,106.22	37,348,805.79	37,353,082.47	0.003		4.179	128,300.43	0.00	128,300.43
Subtotal				37,477,106.22	37,348,805.79	37,353,082.47			4.179	128,300.43	0.00	128,300.43
Total				638,604,754.99	656,810,257.65	652,608,322.12			3.031	1,622,396.88	3,455.41	1,625,852.29

Exhibit 2-C

Pooled Cash and Investments
(Market Value)
as of September 30, 2025





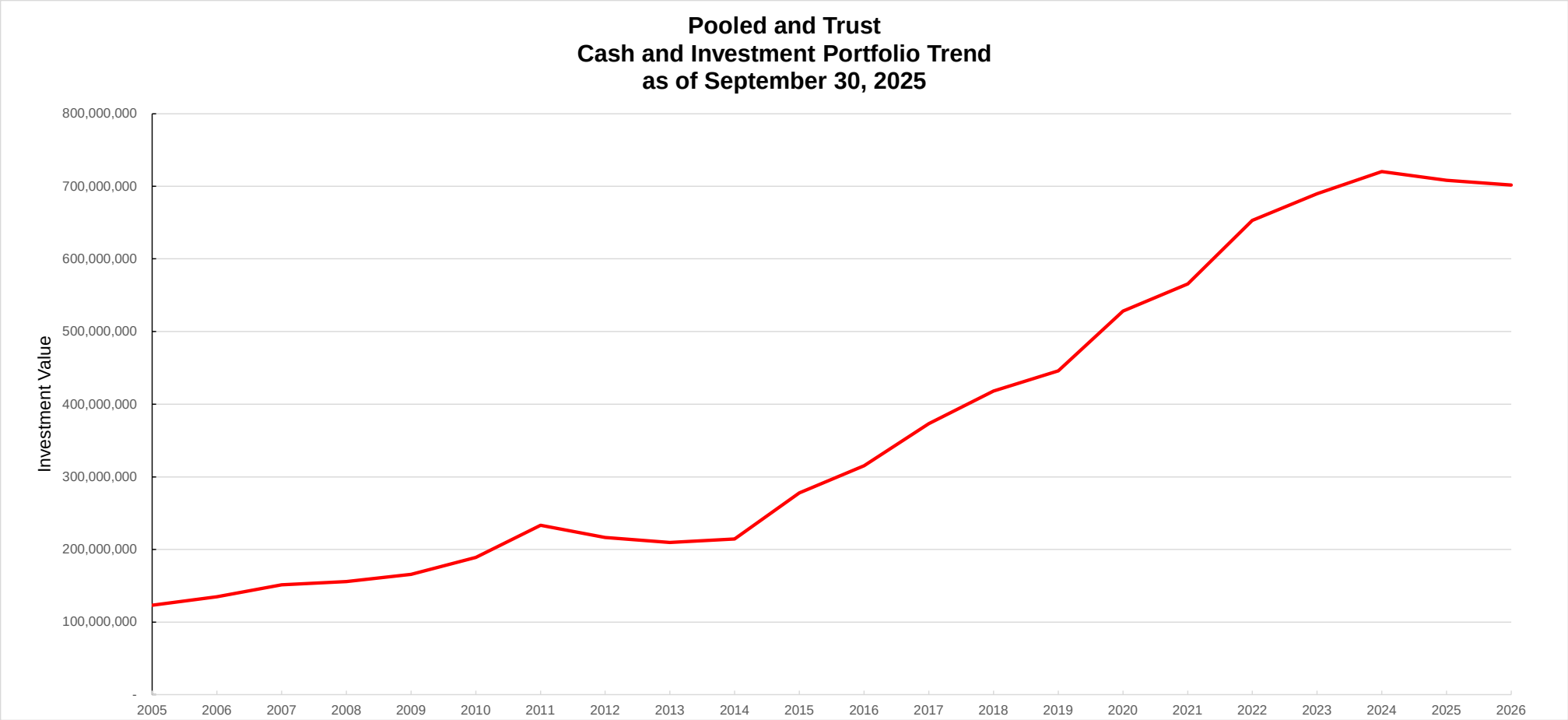


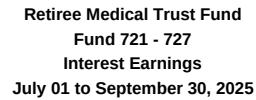
Exhibit 2-F**Investments Yielding 2 Percent or Less Maturing in 2026 or 2027**

Investment Number	Investment Par Value	Interest Rate	Maturity Date
14619	10,000,000	2.00%	05/26/2026
14620	10,000,000	2.00%	05/26/2026
14618	20,000,000	1.25%	05/27/2026
14622	10,000,000	1.38%	05/27/2026
14632	10,000,000	1.50%	06/10/2026
14630	20,000,000	1.20%	06/18/2026
14629	20,000,000	1.10%	06/02/2026
14627	10,000,000	1.30%	06/17/2026
14628	10,000,000	1.15%	06/03/2026
14643	40,000,000	1.00%	08/26/2026
14642	10,000,000	1.75%	07/29/2026
14631	15,000,000	1.15%	06/08/2026
14634	4,250,000	1.05%	06/30/2026
14616	15,000,000	1.15%	05/26/2026
14611	5,600,000	1.25%	04/29/2027
14624	10,000,000	1.25%	05/27/2026
14613	15,000,000	1.75%	05/27/2026
14612	9,000,000	2.00%	04/29/2026
14615	15,000,000	1.30%	05/27/2026
14638	10,000,000	1.50%	07/20/2026
	<u>\$268,850,000</u>		



Summary of Pooled Cash and Investments - Trust Funds
(Market Value)
As of September 30, 2025

		<u>Pooled Cash</u>	<u>Investments (Book Value)</u>	<u>Gain/Loss on Investments</u>	<u>Pooled Cash & Investments (Market Value)</u>
Retiree Medical Trust Fund					
Fund No.					
721	BHA	\$ 299,914	507,064	(7,345)	\$ 799,633
722	M1=IBEW	(245,993)	58,499	(7,849)	(195,343)
723	M2=Local 1	3,699,977	10,868,253	(104,650)	14,463,580
724	MUI=Z1	627,357	1,578,164	(7,150)	2,198,370
725	MUI=Z2 to Z6	819,453	2,402,457	(23,737)	3,198,173
726	M535= Local 535	3,356,838	9,003,414	(12,588)	12,347,664
727	M3=Local 790	1,852,707	5,828,377	(114,031)	7,567,053
Total Retiree Medical Trust Fund		10,410,253	30,246,228	(277,349)	40,379,132
Fire Medical Trust Fund					
736	Fire Medical Trust Fund	842,744	14,849,592	(494,368)	15,197,968
Total Fire Medical Trust Fund		842,744	14,849,592	(494,368)	15,197,968
Police Medical Trust Fund					
731	Police EE Retiree HLT Assistance Plan	181,726	1,748,775	(143,219)	1,787,282
701	Safety Members Pension Fund	128,401	-	-	128,401
706	Police Medical Trust Fund	(88,691)	2,905,545	(213,211)	2,603,643
Total Police Medical Trust Fund		221,436	4,654,320	(356,430)	4,519,326
Total Trust Funds		\$ 11,474,433	\$ 49,750,140	\$ (1,128,147)	\$ 60,096,426



Total Pooled Cash and Investments (Book Value)	\$ 40,656,480.89
Gain/Loss on Investments	<u>(277,349.12)</u>
Total Pooled Cash and Investments (Market Value)	<u>40,379,131.77</u>



**Fire Retiree Medical
Fund 736
Interest Earnings
July 01 to September 30, 2025**

Investments as of September 30, 2025									Interest Earnings July 01 to September 30, 2025				
									Adjusted Interest Earnings				
CUSIP	Investment #	Issuer	Par Value	Beginning Book Value	Ending Book Value	Market Value	Maturity Date	Moody's Rating	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Medium Term Notes													
6174467X1	14318	Morgan Stanley DW DTC#0015	2,000,000.00	2,003,066.44	2,001,136.51	2,001,460.00	11/24/2025	BAA1	5.000	4.572	25,000.00	(1,929.93)	23,070.07
Federal Agency Coupon Securities													
3133EFQT7	14362	Fed Farm Credit Bank	2,300,000.00	2,300,643.67	2,300,241.38	2,295,032.00	11/25/2025	AA1	2.700	2.608	15,525.00	(402.29)	15,122.71
Federal Agency Continuously Callable													
3133EPMQ5	14691	Fire Federal Farm Credit Bank	-	35,287.10	-	-	06/16/2033	AA1	5.360	5.445	290.71	4.09	294.80
3133EPNL5	14692	Fire Federal Farm Credit Bank	28,400.00	28,234.14	28,239.34	28,352.29	06/23/2033	AA1	5.180	5.241	367.78	5.20	372.98
3133ER6C0	14704	Federal Farm Credit Bank	4,000,000.00	4,000,000.00	4,000,000.00	4,016,160.00	03/06/2025	AA1	5.740	5.693	57,400.00	-	57,400.00
3130B5CR7	14703	Federal Home Loan Banks	4,000,000.00	4,000,000.00	4,000,000.00	4,022,240.00	03/06/2025	AA1	5.890	5.842	58,900.00	-	58,900.00
Preferred Securities													
00206R706	14592	AT&T Inc.	1,679,983.20	1,679,983.20	1,679,983.20	1,327,986.72	N/A	N/A	4.596	4.674	19,791.47	-	19,791.47
00206R706	14594	AT&T Inc.	839,991.60	839,991.60	839,991.60	663,993.36	N/A	N/A	4.640	4.674	9,895.73	-	9,895.73
Pooled Cash													
			842,743.87	400,826.99	842,743.87	842,743.87	N/A	N/A		4.645	6,312.36	-	6,312.36
Total			\$ 15,691,118.67	\$ 15,288,033.14	\$ 15,692,335.90	\$ 15,197,968.24							
									4.963	\$ 193,483.05	\$ (2,322.93)	\$ 191,160.12	

Total Pooled Cash and Investments (Book Value) \$ 15,692,335.90
Gain/Loss on Investments (494,367.66)
Total Pooled Cash and Investments (Market Value) 15,197,968.24



**Police Retiree Medical
Fund 731 and 706
Interest Earnings
July 01 to September 30, 2025**

Investments as of September 2025									Interest Earnings July 01 to September 30, 2025				
									Adjusted Interest Earnings				
CUSIP	Investment #	Issuer	Par Value	Beginning Book Value	Ending Book Value	Market Value	Maturity Date	Moody's Rating	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Medium Term Notes													
6174467X1	14319	Morgan Stanley DW DTC#0015	500,000.00	500,766.61	500,284.13	500,365.00	11/24/2025	BAA1	5.000	4.572	6,250.00	(482.48)	5,767.52
Federal Agency Coupon Securities													
3133EFQT7	14363	Fed. Farm Credit Banks	2,300,000.00	2,300,643.67	2,300,241.38	2,295,032.00	11/25/2025	AA1	2.700	2.608	15,525.00	(402.29)	15,122.71
Federal Agency Continuously Callable													
3133EPMQ5	14691 Pol	Federal Farm Credit Bank	-	217,189.64	-	-	06/16/2033	AA1	5.360	5.445	1,789.28	25.16	1,814.44
3133EPNL5	14692 Pol	Federal Farm Credit Bank	174,800.00	173,779.17	173,811.16	174,506.34	06/23/2033	AA1	5.180	5.240	2,263.66	31.99	2,295.65
Preferred Securities													
00206R706	14593	AT&T Inc.	1,679,983.20	1,679,983.20	1,679,983.20	1,327,986.72	N/A	N/A	4.596	4.674	19,791.47	-	19,791.47
Pooled Cash													
			93,035.02	163,017.51	93,035.02	93,035.02	N/A	N/A		-0.586	(234.94)	-	(234.94)
Total			\$ 4,747,818.22	\$ 5,035,379.80	\$ 4,747,354.89	\$ 4,390,925.08							
										3.574	\$ 45,384.47	\$ (827.62)	\$ 44,556.85

Total Pooled Cash and Investments (Book Value)	\$ 4,747,354.89
Gain/Loss on Investments	(356,429.81)
Total Pooled Cash and Investments (Market Value)	4,390,925.08
Fund 701 Safety Members Pension Fund Cash	128,401.00
Total Investments (Market Value) and Cash	4,519,326.08



Office of the City Manager

INFORMATION CALENDAR

February 24, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Scott Gilman, Director, Health, Housing, and Community Services

Subject: Restaurant Inspection Audit Status Report

INTRODUCTION

On July 10, 2024, the City Auditor submitted an audit report¹ on the status of Restaurant Inspections to the City Council, including recommendations to improve the overall delivery of services for the food safety inspection program. This is the third status report updating the City Council on the implementation of those recommendations.

CURRENT SITUATION AND ITS EFFECTS

The audit included nine recommendations. As of the writing of this report:

- Two recommendations are fully implemented.
- Five recommendations are partly implemented.
- One recommendation has started.
- One recommendation has not yet started.

Recommendations currently tracked as "partly implemented" need longer-term tracking and the implementation of technological solutions, such as the completion of the upgrade to the Accela database.

The Environmental Health Division (EHD) is currently staffed with four food inspectors and a supervisor.

EHD has developed a detailed policy for maintaining the inventory list of food facilities with data quality at the forefront. This includes confirming risk designations for all facilities and validation that the inventory is accurate.

City staff are currently in the process of working with a third-party vendor to convert to a new database on the Accela Civic Platform, as the current database is sunsetting. This

¹ [Berkeley Restaurant Inspections: Chronically Understaffed Program Did Not Meet Targets](#)

conversion process involves reviewing and automation of all applications and permits for all programs, analysis of the workflows, and development of a public portal.

Additionally, EHD has recently completed a division-wide fee study to address revenue concerns as well as evaluate current staffing needs to determine adequacy for the food safety inspection program and other departmental responsibilities, including vector control, noise complaints, stormwater inspections, swimming pools and spas, retail tobacco, and body art. New fee schedule recommendations and a placarding program proposal will be presented to Council as part of the budget process.

For a detailed table of audit report recommendations, corrective action plans, and implementation progress, see Attachment 1. The next status report to Council is anticipated in Fall 2026.

BACKGROUND

Local health jurisdictions are responsible for determining the frequency of inspections based on the needs of the community and available resources. In 2015, EHD transitioned to a risk-based food inspection process, following the guidelines established by the Federal Food and Drug Administration's (FDA) Voluntary National Retail Food Regulatory Program Standards. This program categorizes permitted food facilities (restaurants, grocery markets, schools, bars, etc.) based on the complexity of food handling and populations served, assigning them to one of four "Risk Categories" (RC-1 to RC-4). Each RC designation dictates the minimum number of annual inspections a facility receives. During the early stages of the COVID-19 pandemic, EHD staff were reassigned to assist with the pandemic. In addition, EHD faced staffing shortages due to promotions to other departments, prolonged staff illnesses, and hiring freezes in FY2021 and FY2022. Once the hiring freeze was lifted, EHD experienced additional budgetary challenges and a limited pool of qualified applicants for a vacant supervisor and inspector positions, a statewide issue for jurisdictions providing environmental health services. Unfortunately, during this time the City's food inspection policies were not adjusted resulting in audit findings of delinquent inspections.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

There are no identifiable environmental effects associated with the subject of this report.

POSSIBLE FUTURE ACTION

On September 24, 2024, Council made a budget referral to the November 2024 budget process of \$100,000 for the City Manager to engage an independent consultant to conduct an analysis of the current structure of the Environmental Health Food Inspection Program and provide recommendations for alternative models, staffing levels, and increased use of technology to improve customer service. To date, this referral has not been included in final budget proposals.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

As noted above, the cost for conducting this analysis of the EHD programs is estimated to be \$100,000, which would be funded by the City's General Fund.

CONTACT PERSON

Scott Gilman, Director, Health, Housing, and Community Services (510) 981-5100

Attachments:

1: Food Inspections Recommendations Status Update Table – Jan 2026

Audit Title: Berkeley Restaurant Inspections: Chronically Understaffed Program Did Not Meet Targets

Issue Date: July 10, 2024

Finding		Recommendation	Department	Last Period: Status	Current Status Update
The Division was significantly behind on inspections in 2023, increasing health risk.	1.1	Develop a plan to improve coverage of routine inspections throughout the City, which may require the Division to prioritize health and safety duties over other responsibilities. As part of this process: (a) Evaluate inspection targets to determine if current inspection frequencies are achievable or establish different temporary targets to adapt to periods of understaffing. (b) Establish a baseline of inspection coverage for all permitted food facilities in the City and prioritize inspection of facilities with high risk and very high risk designations that were not inspected in 2023.	HHCS	Implemented	Implemented. The Division developed new policies that include revised inspection targets for periods of short staffing and a baseline of at least one inspection per year. According to the Division, all high and very high risk facilities that were not inspected in 2023 have now been inspected.
The Division was significantly behind on inspections in 2023, increasing health risk.	1.2	Develop a plan to ensure timely response to complaints involving alleged foodborne illness, which may require the Division to prioritize health and safety duties over other responsibilities.	HHCS	Partly Implemented	Implemented. The Division has strengthened its internal policy for addressing complaints in a timely fashion. Policy improvements include documented responsibilities for staff to ensure complaints are received by admin staff and/or other designated staff and prioritized by inspectors within 24 hours or one business day.
The Division did not track spending and left critical positions vacant.	2.1	Work with the Budget Office to track how the food inspection program revenues are used.	HHCS	Partly Implemented	Partly implemented. The Division is now using program-specific codes to track revenues and expenditures related to food facility inspections. A comprehensive report comparing revenues and expenditures for a full fiscal year was not yet available. Our team will reassess the status of this recommendation once the FY 2026 report is available.
The Division did not track spending and left critical positions vacant.	2.2	Take the following steps to fill positions and assess program staffing: (a) Open recruitment for the supervisor position. (b) If the recruitments for the supervisor and food inspector positions do not yield qualified candidates, work with the Human Resources Department (HR) to develop targeted recruitments for the inspector and supervisor roles.	HHCS	Partly Implemented	Partly implemented. The Division worked with a consultant to complete a fee study, which council will consider soon. According to the Division, and subject to Council approval, fee changes based on the study's results study could potentially help support increased staffing. In a future update, the Division will need to show that they have

Finding		Recommendation	Department	Last Period: Status	Current Status Update
		This may include conducting an analysis of compensation or other factors that affect recruitment. (c) Develop a trainee program to build a pipeline into the Division's inspector positions. (d) Work with HR as needed to identify staffing resources needed to meet inspection targets.			assessed staffing resources to meet inspection targets. We will also follow up on the Division's plans to develop a training program once staffing stabilizes.
The Division did not track spending and left critical positions vacant.	2.3	Make the following updates to the inspection data: (a) Add a risk designation to all food facilities in the Envision database. (b) Correct the date of last inspection in the Envision software that inspectors use during inspections or develop a workaround to ensure inspectors have an accurate list of facilities prioritized by last inspection date. (c) Develop a process to regularly verify that the Envision database includes all food facilities that should be permitted and inspected.	HHCS	Partly Implemented	Partly implemented. The Division has updated its policies to include stronger requirements for data management to ensure that risk designations are documented for all facilities and that the inventory of food facilities is complete and up to date. To mark this recommendation as implemented, the Division would need to confirm that the new database can produce an accurate list of facilities prioritized by the last inspection date.
The Division did not track spending and left critical positions vacant.	2.4	Work with the Department of Information Technology (IT) to develop list of database functionalities and/or data points needed to help meet the Division's targets and produce reports. If the current database cannot provide this functionality, document the limitations of the current database and include these requirements in the future request for proposals for a new database.	HHCS	Partly Implemented	Partly implemented. The Division estimates that the new database will be live in June 2026. We will reassess the status of this recommendation once the new database is in place.
The Division did not track spending and left critical positions vacant.	2.5	Identify performance metrics and report them to the public at least annually.	HHCS	Partly Implemented	Partly implemented. After developing and identifying preliminary performance metrics for the Food Safety and Inspection program, the Division has paused this project while staff focus on migrating to the new database.
Public information about food safety was limited.	3.1	Work with Department of Information Technology (IT) to update the online system for sharing information on food inspections. As part of this process: (a) Develop internal guidance informed by state code that details what information the Division will share with the public online and defines responsibility for managing the data. (b) Make inspection history available online for all permitted food facilities in Berkeley. This could include	HHCS	Not Started	Not started. After removing information about food inspections from the City's Open Data Portal, the Division updated its webpage to include instructions for requesting individual inspection reports from the Environmental Health Division. However, the food inspection data is still not posted on the Open Data Portal. According to the Division, the estimated timeline for the new

Finding	Recommendation		Department	Last Period: Status	Current Status Update
		sharing a copy of the most recent inspection report.			public portal featuring inspection reports is summer 2026.
Public information about food safety was limited.	3.2	Develop a plan to implement placarding in Berkeley once staffing levels are stable. As part of this process: (a) Assess resources needed to implement placarding. (b) Consider adding elements such as community engagement for designing and implementing evidence-based, equitable placarding.	HHCS	Not Started	Started. In their upcoming report to City Council on the recently completed fee study, the Division developed a budget and staffing proposal for implementing and sustaining a placarding program based on information from the study. Additionally, the Division reported that program supervisor has completed training in inspection standardization to support an evidence-based placarding program. The Division plans to implement standards across the Division in 2026.

INFORMATION CALENDAR

February 24, 2026

To: Honorable Mayor and Members of the City Council

From: Jenny Wong, City Auditor *zw*

Subject: A Guide to Measuring Performance in the City of Berkeley

INTRODUCTION

The Auditor's Office developed a special report that provides a practical guide for departments and city leadership to develop meaningful performance measures in the City of Berkeley. We developed this report to provide city management and City Council with information to assist with the fiscal year 2027-2028 budget process.

CURRENT SITUATION AND ITS EFFECTS

Governments can use performance measures to understand operations, make informed decisions, and measure progress towards goals. Performance measures provide governments with the data they need to make service improvements and maintain accountability. Quality performance measures help prioritize limited resources on specific department or citywide goals. During a budget deficit period, performance measures can help city leadership focus resources on programs that are successful and matter most to the Berkeley community.

This report summarizes performance management best practices from leading organizations such as the Government Finance Officers Association (GFOA) and the International City/County Management Association (ICMA). We also reviewed Berkeley's most recent budget books to identify the performance measures currently reported by a few departments. While this is not a comprehensive review of performance measures in every department, we provided three departments as examples to understand how the City currently presents and uses performance measures.

In addition, we reviewed performance measures from comparable jurisdictions to identify common practices and examples of how other cities structure and report performance measures. Finally, this report synthesizes best practices from comparable jurisdictions and leading organizations to develop opportunities for management consideration on performance management. To enhance the City's performance measurement process, we suggest management consider organizing and streamlining reporting efforts, revisiting Strategic Plan goals and alignment of performance measures, and exploring outcomes-based budgeting.

BACKGROUND

We developed this report based on a request from Councilmember Blackaby asking our office to conduct benchmarking and best-practice research on outcome-based budget metrics and compare selected city departments' budget materials with those of peer jurisdictions. This was following a related item he authored requesting the City Manager develop 10-20 measurable

goals and metrics that reflect key priorities for the City. That item was recently approved by the Health, Life Enrichment, Equity and Community Policy Committee.

ENVIRONMENTAL SUSTAINABILITY

There are no identifiable environmental effects or opportunities associated with this report.

POSSIBLE FUTURE ACTION

City Council may recommend city management consider this framework when developing performance measures and citywide goals. This report provides a practical guide for departments and city leadership to develop meaningful performance measures in the City of Berkeley. The report also provides opportunities for management consideration regarding performance measure reporting and outcomes-based budgeting.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

Quality performance measures help prioritize limited resources on specific department or citywide goals. During a budget deficit period, specific performance measures can help city leadership focus resources on programs that are successful and matter most to the Berkeley community. Further exploration of outcomes-based budgeting practices may have implications for how Berkeley structures and allocates its budget. Additional resources may be needed for departments to fully implement comprehensive outcomes-based budgeting.

CONTACT PERSON

Jenny Wong, City Auditor, City Auditor's Office, 510-981-6750

Attachments:

- 1: Report: A Guide to Measuring Performance in the City of Berkeley

Special Report

February 5, 2026

A Guide to Measuring Performance in the City of Berkeley



BERKELEY CITY AUDITOR

Jenny Wong, City Auditor

Erin Mullin, Audit Manager

Kendle Kuechle, Auditor II



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Introduction

Purpose

Governments can use performance measures to understand operations, make informed decisions, and measure progress towards goals. Performance measures provide governments with the data they need to make service improvements and maintain accountability. The purpose of this special report is to provide a practical, user-friendly framework for developing clear, meaningful performance measures in the City of Berkeley based on local government best practices.

This work is based on a request from Councilmember Blackaby asking our office to conduct benchmarking and best-practice research on outcome-based budget metrics and compare selected city departments' budget materials with those of peer jurisdictions. This was following a related item he authored requesting the City Manager develop 10-20 measurable goals and metrics that reflect key priorities for the City. That item was referred to the Health, Life Enrichment, Equity and Community Policy Committee.

This report is not an audit and does not evaluate departmental performance. This report focuses on performance measures that departments report in city budgets and uses three departments as examples. The report also highlights common performance measurement practices from comparable jurisdictions and identifies considerations that may support future performance management efforts in Berkeley.

Scope and Methodology

To develop this report, we reviewed and summarized performance management best practices from leading organizations such as the Government Finance Officers Association (GFOA) and the International City/County Management Association (ICMA).

We also reviewed Berkeley's most recent budget books to identify the performance measures currently reported by departments. The analysis is limited to performance measures published in the budget books and does not include other performance data or reporting practices departments use in annual reports, dashboards, grant reporting, or internal management tools. We selected three departments as examples to understand how the City currently presents and uses performance measures, not to assess overall departmental performance. We interviewed leadership from these departments to understand their process for measuring performance, along with any challenges and opportunities in this area.

In addition, we reviewed performance measures from comparable jurisdictions to identify common practices and examples of how other cities structure and report performance measures. Finally, we synthesized best practices from comparable jurisdictions and leading organizations to develop opportunities for management consideration on performance management.

Performance Measures: A Framework

Background and Definitions

The Berkeley City Auditor's Office undertook this work as a research-focused, non-audit project in response to City Council interest in strengthening the City's use of performance measures to achieve goals and understanding best practices in this area. We prepared this report quickly to provide Council and city management with information to assist with the fiscal year 2027-2028 budget process. Performance measures are reported in Berkeley's budgets and can provide valuable information on how the City is achieving its goals.

What is a performance measure?

A **performance measure** is a quantitative measure or qualitative assessment of an agency's work. In other words, performance measures tell an agency how much or how well they are doing in specific areas – for example, the number of permits processed in a year or the customer satisfaction rating of a program. Performance measures are also referred to as performance metrics or Key Performance Indicators (KPIs). Governments use performance measures to collect information about operations, track progress towards goals, and make informed decisions.

Performance management is the use of performance measurement data to assess how well an organization is performing and to improve progress toward its goals.

Why are performance measures important?

Performance measures serve important purposes for different stakeholders:

- **Members of the public** can use performance measures to understand how city services are performing and how their taxpayer money is being used.
- **City Council** can use performance measures to inform budget and policy decisions. City Council can also use performance data to demonstrate that they are accountable to taxpayers and that the City is using public funds efficiently and effectively.
- **City management** can use performance data to prioritize resources and guide operational decisions. Performance data can help identify where additional investment may be needed and where programs are performing well.
- **Department leadership** can review performance data to improve operations. Performance measures allow departments to measure results, correct mistakes and demonstrate progress towards department-wide goals.

Quality performance measures help prioritize limited resources on specific department or citywide goals. During a budget deficit period, specific performance measures can help city leadership focus resources on programs that are successful and matter most to the Berkeley community.

Performance measures are also used by external entities. Grantors may require grantees to report performance measures to demonstrate compliance with grant terms, such as the number of trees planted under a tree-planting grant. In other cases, the City is required to report data to external entities to ensure compliance with state or federal requirements. For instance, the state of California requires dispatch centers to answer 95% of 911 calls within 15 seconds, which requires Berkeley to collect and report on 911 call answer times.

The City of Berkeley uses public funds to provide services, and therefore is accountable to taxpayers, grant providers, state and federal agencies, and people who rely on City services, whether as a resident or visitor. The development and consistent use of clear, appropriate performance measures supports transparency, accountability, and informed decision-making across the organization.

How to Develop Quality Performance Measures

The process of developing performance measures may require staff time and resources. However, quality performance measures can help leaders make better decisions about budget and priorities, resulting in future cost savings and efficiencies.

Developing high-quality measures typically starts with clearly defining department or division goals. The following framework outlines a practical approach for developing meaningful performance measures:

Step 1: Identify stakeholder and population needs.

The first step involves identifying the population you serve as well as their needs and expectations. For example, the Berkeley Fire department serves residents and visitors who use emergency services, whereas the Berkeley Human Resources department mainly serves city staff and Berkeley job applicants. Understanding who the primary audience is helps clarify what success should look like.

Next, identify the population's key expectations or needs. For the Fire department, this could be *Berkeley residents expect a quick response to 911 calls*. For Human Resources, *city job applicants expect timely processing of job applications*. It may be beneficial to ask the community about their needs and priorities. The Santa Monica Human Services division

redeveloped their performance measures in 2020 by asking the community through surveys and meetings, “What does an effective human service system in Santa Monica look like to you?” The division then developed key outcomes and measures based on those priorities.

Step 2: Identify desired outcomes based on population needs.

The next step is to frame the population’s needs and expectations as an outcome of your work. For instance, *Berkeley residents receive a fast response to 911 calls, or job applicants receive a prompt review of their application*. This framing is important because it connects performance measures to results, ensuring that performance measures reflect what matters most to people using a service.

Step 3: Determine how to measure these outcomes.

This step involves determining how to measure whether you are achieving desired outcomes. Some relevant questions to ask during this process are: how will people know whether we are successful? What data will demonstrate success in achieving these outcomes?

There are multiple types of performance measures that can be useful in measuring an agency’s work:

- **Inputs** – the resources used by an activity or process.

Example: money or staff allocated to a program.

- **Outputs** – the goods or services delivered through a program.

Example: number of interviews conducted, number of permits approved.

- **Efficiency** – the unit cost to deliver a product or service. This could also be a ratio of inputs to outputs.

Example: building code enforcement complaints investigated per full-time employee, cost per successful foster home placement.

- **Outcomes** – how well an agency is providing services, or the overall benefit from a program or service.

Example: reduction in traffic-related deaths, percentage of park users reporting satisfaction with park services.

Outcomes are considered the optimal performance measures, as they provide a clear measure of whether an agency is achieving its goals. However, other types of measures can provide

important information or context associated with the desired outcome. Additional types of measures include benchmarks, which compare the performance of a service against peers or leaders in the field – for example, comparing Berkeley’s 911 response times to those of similar cities. Other measures include process measures, which describe aspects of a business process such as the error rate – for example, the percentage of paychecks with identified errors.

Performance measures should also be understandable to a broad audience. Good performance measures align with the SMART model: they are specific, measurable, achievable, results-oriented, and time-based or reported consistently over time.

Step 4: Develop a data collection process.

The next step is to determine how you will collect and maintain data to report on the selected performance measures. This could include identifying data sources, assigning staff, establishing frequency of data collection, and estimating any costs associated with collecting data.

Step 5: Establish baselines and targets.

It is also important to set meaningful targets for each performance measure. Initially, this involves gathering data on current performance to establish baselines. This will help determine the level of performance that is possible given current performance. The next step is to identify reasonable performance targets for each measure. Targets could be selected based on past performance data, data from comparable jurisdictions, standards from professional associations, or state and federal requirements. For example, *review all job applications within three weeks* or *respond to all fires within eight minutes*. If your department consistently falls short of targets, that indicates the targets are not feasible and should be updated.

Targets help readers to understand the context behind performance measures and if the City is successfully meeting its goals. Without targets, it can be difficult to establish accountability for performance measures. Targets should also signal when performance requires management attention or corrective action. However, performance data may not always be perfect. In some cases, it may be helpful to establish realistic short-term goals to track progress toward more ambitious long-term goals. This could demonstrate the department’s commitment to continuous improvement.

Step 6: Establish reporting methods.

The last step is to determine how and how often you will report performance measurement data. In the City of Berkeley, departments report on performance measures in the biennial budget book. However, there may be opportunities for additional reporting, such as a citywide annual report or a performance dashboard for users to access up-to-date information. It is important to

standardize reporting periods and report data regularly so that stakeholders can track progress and view trends. Performance measure reporting should also provide context and a brief explanation of the measures for readers unfamiliar with the data, as well as communicate how each measure connects to desired outcomes.

City of Berkeley Performance Measures.

How does the City of Berkeley measure performance?

Background on Berkeley's Performance Measures

The City first reported on performance measures by department in the fiscal year (FY) 2022 budget book. In 2019, the Police and Planning departments participated in a pilot program to develop performance measures reflective of the City's Strategic Plan goals, with other city departments joining this effort in subsequent years. The FY 2022 budget book stated that departments would refine and improve their performance measures to make them better tools for decision-making and continuous improvement.

Berkeley departments continued to report performance measures in the FY 2023-2024 and FY 2025-2026 budget books. Some departments collect and report additional performance data outside of the budget process through annual reports, dashboards, or program-specific reporting. However, the budget book is the most centralized location to access performance measurement data by department.

Department Analysis

To illustrate how the City of Berkeley currently measures performance, we selected three city departments to highlight: Information Technology (IT); Parks, Recreation and Waterfront; and Police. The following analysis only reflects what is reported in the budget books, it is not a full assessment of departmental performance or reporting of performance.

Information Technology

Table 1. Information Technology Performance Measures

Measure	Type of Measure	Target	FY 22 Budget Actual	FY 23-24 Budget Actual	FY 25-26 Budget Actual
Metrics collected using network management tools that indicate the total “uptime” of the City servers	Outcome	99.999%*	98.888% Data Server Uptime, 99.850% Phone Server Uptime	Not reported	Not reported
Number of queries answered on the first call by 311 (external)	Process	Increase	84% first call resolution, 311	84% first call resolution, 311	99.92% first call resolution, 311
Number of queries answered on the first call by Help Desk (internal)	Process	Increase	45% first call resolution, Help Desk	45% first call resolution, Help Desk	36% first call resolution, Help Desk
Abandoned calls divided by the total number of inbound calls received by 311 (external)	Process	Decrease	15% abandon rate, 311	20% abandon rate, 311	31% abandon rate, 311
Abandoned calls divided by the total number of inbound calls received by Help Desk (internal)	Process	Decrease	21% abandon rate, Help Desk	Not reported	13% abandon rate, Help Desk
Count of projects and percent complete	Output	n/a	326 total projects, 51% complete	Not reported	25 of 48 projects or 52% complete
Volume of requests	Input	n/a	Not reported	Not reported	117,593 total interactions, 311; 5004 total requests, Service Desk

*Target was 99.92% in FY 25-26

Note: This table reflects performance measures as reported in the budget books. We did not review the source data for accuracy.

Source: Auditor Analysis of FY 22, FY 23-24 and FY 25-26 City Budget Books

The IT department reports on metrics that touch on various aspects of their work, such as 311 Customer Service calls and network management. However, IT’s published performance measures only capture a small portion of their overall work. According to the IT Director, some

areas of their work should not be publicly reported or do not translate well into simple metrics, such as cybersecurity, infrastructure reliance, and system modernization.

Berkeley's IT department is also considering starting an IT Governance Committee to manage and prioritize technology and infrastructure projects. According to the IT Director, there could be future opportunities to add project management performance metrics related to projects managed by the Governance Committee to communicate progress and value without disclosing sensitive information.

Our analysis included a review of comparable cities to Berkeley and commonly reported performance measures among departments in other jurisdictions. To understand how other cities report performance, we reviewed publicly available information from several jurisdictions similar to Berkeley in terms of population size or location. The jurisdictions we selected were Hayward (CA), Fremont (CA), Oakland (CA), Pasadena (CA), Kirkland (WA), Redmond (WA), and Fort Collins (CO).

Direct comparisons across cities can be limited by differences in services, reporting structures, and overall goals and priorities. However, there were some common measures reported by IT departments in other cities that may be relevant to Berkeley:

- Number or percentage of service requests completed in a given timeframe.
- Number or percentage of projects completed.
- Percent of employees up to date on cybersecurity training.

Some of these measures are outcome-oriented, such as the percentage of employees up-to-date on cybersecurity training. These measures illustrate how other IT departments measure their work and track progress toward goals.

Parks, Recreation and Waterfront

Table 2. Parks, Recreation and Waterfront Performance Measures

Measure	Type of Measure	Target	FY 22 Budget Actual	FY 23-24 Budget Actual	FY 25-26 Budget Actual
Number of community communications, including brochures, press releases and flyers	Output	Increase	26 communications	54 communications	54 communications
Number of, and time spent at, community meetings/pop-ups	Input	Increase	24 community meetings/pop-ups, 48.5 hours	35 community meetings/pop-ups, 95 hours	35 community meetings/pop-ups, 95 hours
Number of, and time spent at, Commission and Sub-Committee meetings	Input	Increase	49 Commission and Sub-Committee meetings, 115 hours	32 Commission and Sub-Committee meetings, 75 hours	32 Commission and Sub-Committee meetings, 75 hours
Amount of fire fuel debris tonnage removed from the hills	Output	Increase	154.5 tons	327 tons	327 tons

Note: This table reflects performance measures as reported in the budget books. We did not review the source data for accuracy.

Source: Auditor Analysis of FY 22, FY 23-24 and FY 25-26 City Budget Books

The Parks, Recreation and Waterfront department reports on metrics related to forestry activities and community engagement. According to department leadership, their profession requires a significant amount of data collection and reporting beyond what appears in the budget book, such as data on water quality at city-run camps.

The department also collects qualitative feedback through focus groups for camps and other youth programs. In addition, the department reports on capital projects in the City's Capital Improvement Program book. Department leadership noted that there may be opportunities to communicate more of the work they do through performance measures in the budget book, such as the number of capital projects completed.

Some benchmark cities reported the following performance measures that may be applicable to Berkeley's Parks, Recreation and Waterfront department:

- Customer satisfaction rating for parks or recreation programming.
- Number of people accessing park areas or community programming.
- Parks maintenance requests responded to in a given timeframe.

These measures include outcome measures, such as the customer satisfaction rating for parks or recreation programming, while other measures describe the workload or process of that department.

Police

Table 3. Police Performance Measures

Measure	Type of Measure	Target	FY 22 Budget Actual	FY 23-24 Budget Actual	FY 25-26 Budget Actual
Number of deaths relating to vehicles/bicycles	Outcome	Decrease	2 deaths (2 vehicle, 0 bicycle)	8 deaths (8 vehicle, 0 bicycle)	0 deaths
Number of accidents relating to vehicles/bicycles	Outcome	Decrease	383 accidents (316 vehicle, 67 bicycle)	722 accidents (625 vehicle, 97 bicycle)	873 accidents (665 vehicle, 110 bicycle, 99 pedestrian)
Police Department demographic information compared to community information	Benchmark	Parity	The department is within 10% of parity for race, but not for gender. 86.5% male, 15.5% female; 14.9% Black, 10.6% Hispanic, 60.2% White	The department is within 10% of parity for race, but not for gender. 84.0% male, 16.0% female; 14.1% Black, 10.7% Hispanic, 60.4% White	The department is within 15.9% of parity for race, but not for gender. 85% male, 15% female; 14.1% Black, 10.7% Hispanic, 60.4% White
Number of uses of force	Outcome	Decrease	90 incidents	Not Reported (Reporting standard changed)	0.05% of the 63,791 total calls for service.
Number of external personnel complaints made against the Police Department, compared to number of Calls for Service	Outcome	Decrease	24 complaints, 58,095 calls for service	23 complaints; 60,393 calls for service	36 complaints; 63,791 calls for service
Number of commendations the Police Department receives	Outcome	Increase	111 commendations	137 commendations	13 commendations

Note: This table reflects performance measures as reported in the budget books. We did not review the source data for accuracy.

Source: Auditor Analysis of FY 22, FY 23-24 and FY 25-26 City Budget Books

The Berkeley Police department (BPD) reports on metrics in the budget book that include number of accidents, demographic parity, uses of force, commendations, and complaints. According to BPD, the department collects and reports on a significant amount of additional

data through their online Transparency Hub and annual report. The department uses data frequently to make decisions, such as deployment and patrol capacity, based on crime trends and calls for service.

Department staff also noted that metrics such as 911 call response times and case clearance rates are straightforward indicators of police activity and service levels. BPD reports on these metrics in their annual report, though there may be opportunities to also include that information in the budget book.

Police departments in benchmark cities commonly reported the following performance measures:

- Average emergency services response times.
- Number of crimes per 1000 people.

These measures are the most frequently reported among the wide range of performance measures used by Police departments in other cities. Some cities also report metrics on case clearance rates or police staffing levels; information which may be useful to report in Berkeley.

The examples in this report show that Berkeley departments differ in the types of performance measures they report, reflecting the differences in their work along with data availability and reporting practices. The performance measures in benchmark cities illustrate how other jurisdictions report performance and may offer ideas for measures that can be developed in Berkeley. Developing outcome-oriented measures often requires additional time and resources to define outcomes and establish new data collection processes. However, these measures can ultimately support a strong performance management system in Berkeley.

How do comparable cities report performance data?

We additionally reviewed reporting practices from comparable jurisdictions to understand how other cities structure and report performance data.

Reporting methods: Most benchmark cities report their performance measures in the budget book and use standardized reporting periods. Many report performance at least annually and include performance data from previous years in their budget books which allows readers to compare performance over time.

Some cities also use a dashboard to report on performance measures outside of the budget process. For example, Fort Collins, CO reports quarterly on their performance measures through an online dashboard. Pasadena, CA also reports performance data on a dashboard.

Figure 1. Example – City of Pasadena IT Performance Measures

Information Technology										
						FY 2025				
#	Objectives/KPIs	Council Goal	FY 2024 Actual	FY 2025 Target	FY 2026 Target	Q1 Actual (as of 9/30/24)	Q2 Actual (as of 12/31/24)	Q3 Actual (as of 3/31/25)	Q4 Actual (as of 6/30/25)	FY 2025 Actual
1	Percentage of incidents and service requests completed:									
	a. Within 1 day	C	32%	30%	35%	36%	35%	29%	29%	32%
	b. Within 3 days	C	40%	45%	45%	43%	41%	35%	35%	39%
	c. Within 1 week	C	48%	60%	60%	51%	48%	42%	44%	46%
	d. Within 30 days	C	96%	98%	98%	98%	97%	97%	96%	97%
	e. More than 30 days	C	4%	2%	2%	2%	3%	3%	4%	3%
2	Internal Customer Satisfaction Score for technology services and support.	C	98%	100%	100%	97%	97%	96%	96%	97%
3	Network Availability including Commercial Providers and DoIT Managed Networks combined.	C	99.5%	100%	100%	99.8%	100.0%	99.2%	99.9%	99.7%

Source: City of Pasadena FY 2026 Budget Book

Four of the seven benchmark cities associate departmental performance measures with citywide goals or priorities. For example, Pasadena links department performance measures to specific City Council goals, which helps readers understand how departmental activities support broader city goals.

Outcomes-based budgeting: Some benchmark cities follow an innovative process known as outcomes-based budgeting, which means they make budget decisions and allocate resources based on key goals or outcomes. This allows governments to prioritize specific programs or initiatives that help them achieve desired results.

In Fort Collins, every program or service funded in the budget is connected to at least one strategic objective and has at least one performance metric so that the community can evaluate its success.

Redmond, WA uses a similar process called Budgeting by Priorities. The city allocates funding to their programs through Budget Offers which are associated with one of the city's four priorities: Healthy and Sustainable, Safe and Resilient, Strategic and Response, and Vibrant and Connected. Each Budget Offer includes a description of the program and two to three performance measures that evaluate the program's success. The Redmond FY 2025-2026 budget book states that this budgeting method allows the city to identify and fund programs that are most important to the Redmond community.

Figure 2. Example – City of Redmond Budget Offer**Budgeting by Priorities**

Budget offer

Healthy and Sustainable

Department Name: Public Works

Id: 0000267

Safe & Reliable Drinking Water

Providing clean, safe, and reliable drinking water is a top City priority. To provide this service to the community, Redmond manages a water supply that comes from municipal supply wells and from water purchased through Cascade Water Alliance. City programs protect this valuable resource and ensure Redmond's drinking water system is reliable and distributes drinking water that meets or exceeds the Environmental Protection Agency and Washington State Department of Health drinking water regulations.

Performance Measures:Outcome: Environmental preservation responsibly balanced with growth

- Dashboard Indicator: Percentage of drinking water quality tests that meet compliance regulations
- Program Measure: Percentage of pressure reducing stations rebuilt each year
- Program Measure: Maintenance Report Card: Number of water main breaks per 100 miles of pipe

Budgeting by Priorities

Budget offer

Healthy and Sustainable

Department Name: Public Works

Id: 0000267

Safe & Reliable Drinking Water**Budget Offer Summary****Expenditure summary**

	Year 1	Year 2	Total
Ongoing-Sal/Ben	\$4,136,262.94	\$4,377,474.51	\$8,513,737.45
Ongoing-Others	\$15,472,783.00	\$15,876,793.61	\$31,349,576.61
One-Time-Others	\$20,000.00	\$0.00	\$20,000.00
Total	\$19,629,045.94	\$20,254,268.12	\$39,883,314.06

	FTE Year1	FTE Year2
FTEs	24.54	24.54

Source: City of Redmond FY 25-26 Budget Book

Opportunities for Management Consideration

To strengthen Berkeley's performance management process, we identified opportunities for management consideration based on best practices literature and insight from comparable jurisdictions. These options may require additional staff time and coordination and would need to be balanced with other priorities.

1. Organize and streamline reporting efforts.

There has been variation in some departments' reported performance measures since fiscal year 2022. Maintaining the same measures over time and using standardized reporting periods for performance data could support comparability across years. This could also help Council and the public evaluate the City's progress toward its goals.

The City could also consider including prior years' performance measurement data in the budget book for easier comparison and clearer historical context. Berkeley may also consider supplementing budget book performance measure reporting with tools such as dashboards or annual performance measure reports to provide more timely updates between budget cycles.

2. Revisit Strategic Plan goals and alignment of performance measures.

There may be an opportunity for Berkeley to revisit Strategic Plan goals and consider how performance measures align with those goals. City Council approved Berkeley's nine Strategic Plan goals in January 2018. Since that time, there have been leadership changes in both Council and City management. Current leadership may decide to reevaluate whether the goals continue to reflect City priorities and determine if updates are necessary.

The FY 2022 and 2023-2024 budget books organized performance measures by Strategic Plan goal, though this structure was not included in the FY 2025-2026 budget book. As departments update their performance measures over time, it may be beneficial to reassess how department performance measures connect to broader citywide priorities.

3. Explore outcomes-based budgeting.

Some jurisdictions allocate funding by desired outcome rather than by department through a process known as outcomes-based budgeting. This type of approach typically requires significant coordination, clear outcomes, and mature performance data, and may not be feasible to implement at a citywide level in the near term.

However, there may be opportunities to implement outcomes-based budgeting practices on a smaller scale. For example, city departments could develop more outcome-oriented performance measures and relate those measures to their department-wide goals.

Departments could then assess how much of their budget is allocated toward achieving their goals, for example, dollars spent per service. Over time, this work can strengthen the connection between resources, activities, and results, provide useful context for future budget discussions, and can help the City prepare for potential outcomes-based budgeting efforts.

Mission Statement

Promoting transparency and accountability in Berkeley government.

Audit Team

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Office of the City Auditor

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Copies of our audit reports are available at

<https://berkeleyca.gov/your-government/city-audits/city-auditor-reports>

Cover photograph provided by the City of Berkeley.



BERKELEY CITY AUDITOR



Safe Streets Citizen Oversight Committee

INFORMATION CALENDAR

February 24, 2026

To: Honorable Mayor and Members of the City Council
 From: Safe Streets Citizen Oversight Committee (SSCOC)
 Submitted by: Douglas Legg, Chairperson, SSCOC
 Subject: Safe Streets Citizen Oversight Committee (SSCOC) Workplan for FY25-26

INTRODUCTION

This work plan outlines the SSCOC's objectives and actions for its inaugural year, Fiscal Year 2025-26.

CURRENT SITUATION AND ITS EFFECTS

As the first proceeds from the parcel tax will not be deposited with the City until December 2025, there will be limited expenditures made during the fiscal year. The Department of Public Works does not anticipate issuing its first report on Measure FF activities and expenditures until August 2026. As such, the committee intends to educate itself on the state of pavement and sidewalk conditions and safety challenges in the City of Berkeley. We hope to learn from the Department of Public Works about the baselines they are working from to achieve the goals set forth in the parcel tax measure.

The Fiscal Year 2025-2026 Workplan was adopted at the November 19, 2025, meeting of the SSCOC as item 7 on the agenda:

Adoption of the FY25-26 Workplan and Information Report to Council- *Chair*
Public Speakers- 0

Action: M/S/C (Gerhardstein/Lutzker) To adopt the Workplan and submit it to Council with the following edit:

Edit the second bullet of the section titled "January/February" to read:

"Presentation by Public Works on their framework and plan for evaluating progress toward meeting the pavement condition, sidewalk repair and fatal and severe crash elimination (Vision Zero) goals in the City."

Voice Vote: Ayes:6; Noes: None; Abstain: None; Absent: Fraser, Kesselman

The Committee's Workplan supports the City's Strategic Plan Priorities, advancing the goal to provide state-of-the-art, well-maintained infrastructure, amenities, and facilities.

BACKGROUND

Approved in November 2024, Measure FF authorized the City of Berkeley to levy a parcel tax to finance street and sidewalk repair and traffic safety improvement. The revenues from the measure are to be used only for the purposes of enhancing streets, sidewalks and pedestrian paths within the City limits by funding the following types of projects:

- 1) Repair, repaving and reconstruction of streets, sidewalks and pedestrian paths
- 2) Safety improvements to streets, sidewalks and pedestrian paths
- 3) Environmental enhancements to sidewalks and pedestrian paths.

The goal of the tax is to achieve the following by December 31, 2036:

- 1) Raise Berkeley's Pavement Condition Index (PCI) to or above 70 (rated as "Good" by the Metropolitan Transportation Commission), ideally with no streets having a PCI below 50
- 2) Eliminate the backlog of damaged sidewalks and pedestrian paths in Berkeley
- 3) Significantly reduce or eliminate fatal and severe traffic crashes throughout the city, particularly involving pedestrians or cyclists.
- 4) Achieve the above three goals in a way that is in line with current best practices, ensures accessibility for all users, enhances the sustainability and resiliency of Berkeley's public right-of-way facilities, and provides benefits to Berkeley's entire community.

The Safe Streets Citizen Oversight Committee (SSCOC) was established following the passage of City of Berkeley Measure FF to review expenditures and progress reports from the City Manager and City Auditor to ensure compliance with the measure, evaluate the impacts and outcomes of tax expenditures on the measures state goals, and prepare public reports on the committee's findings.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

Improved PCI enhances the sustainability and resiliency of Berkeley's public right-of-way facilities and provides benefits to Berkeley's entire community with reduced emissions through better vehicle mileage, improved drainage to the bay with green infrastructure improvements and safer roads to encourage fewer cars and increased pedestrian and bicycle use.

POSSIBLE FUTURE ACTION

None at this time.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

None at this time.

CONTACT PERSON

Amanda Montez, Senior Management Analyst, Public Works (510) 981-6317

Attachments:

1: Workplan

**City of Berkeley
Safe Streets Citizen Oversight Committee (SSCOC)
FY 2025-26 Work Plan**

Introduction

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FY 2025-26 Work Plan

This work plan outlines the SSCOC's objectives and actions for its inaugural year, Fiscal Year 2025-26. As the first proceeds from the parcel tax will not be deposited with the City until December 2025, there will be limited expenditures made during the fiscal year. The Department of Public Works does not anticipate issuing its first report on Measure FF activities and expenditures until August 2026. As such, the committee intends to educate itself on the state of pavement and sidewalk conditions and safety challenges in the City of Berkeley. We hope to learn from the Department of Public Works about the baselines they are working from to achieve the goals set forth in the parcel tax measure.

October/November

- Discussion of the current paving plan and City's Pavement Condition Index scores and distribution throughout the City to provide context to planned Measure FF expenditures.
- Presentation on projects related to streets, sidewalks, safety improvements and environmental enhancements included in the Capital Improvement Plan adopted by the City Council in June 2025.
- Review the status of filling positions in Public Works Measure FF staffing plan and expenditures on projects which received funding from City Council in the FY 2025-26 budget.
- Presentation on criteria staff plan to use in prioritizing Measure FF projects.

January/February

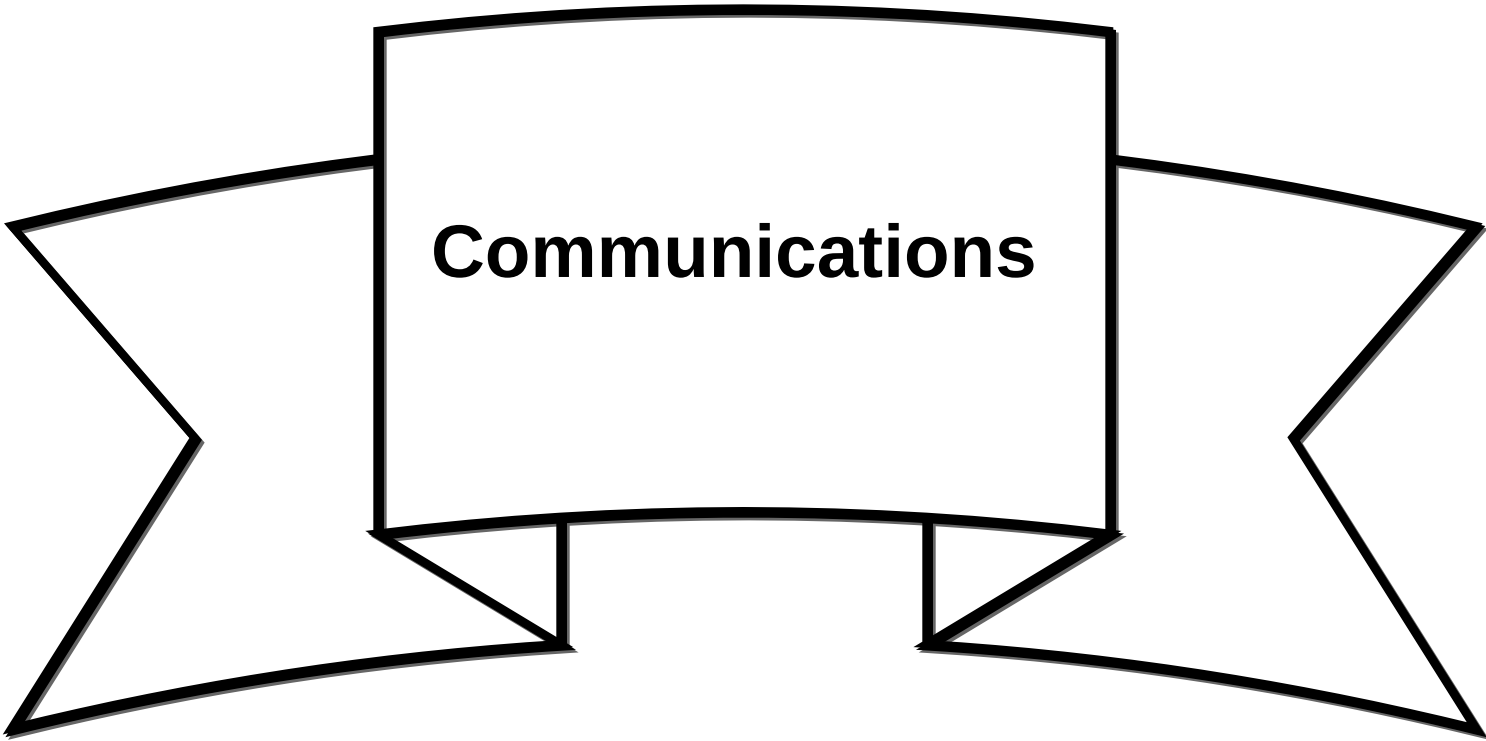
- Review of the Draft FY 2027-31 CIP projects related to streets, sidewalks, safety improvements and environmental enhancements.
- Presentation by Public Works on their framework and plan for evaluating progress toward meeting the pavement condition, sidewalk repair and fatal and severe crash elimination (Vision Zero) goals in the City.
- Review the status of filling positions in Public Works Measure FF staffing plan and expenditures on projects which received funding from City Council in the FY 2025-26 budget.

April/May

- Review of the new 5-year pavement plan and its assumptions about Measure FF and other funding sources.
- Review adopted FY 2027-31 CIP.
- Review anticipated Measure FF budget and projects for FY 2026-27.
- Discuss annual report to Council and information and data that the Committee would like City staff to provide to support preparation of the report.

October

- Final first report submitted to City Council.



Communications

All communications submitted to the City Council are public record. Communications are not published directly to the City's website. Copies of individual communications are available for viewing at the City Clerk Department and through Records Online.

City Clerk Department

2180 Milvia Street
Berkeley, CA 94704
(510) 981-6900

Records Online

<https://records.cityofberkeley.info/>

To search for communications associated with a particular City Council meeting using Records Online:

1. Select Search Type = “Public – Communication Query (Keywords)”
2. From Date: Enter the date of the Council meeting
3. To Date: Enter the date of the Council meeting (this may match the From Date field)
4. Click the “Search” button
5. Communication packets matching the entered criteria will be returned
6. Click the desired file in the Results column to view the document as a PDF