



PLANNING AND DEVELOPMENT DEPARTMENT  
LAND USE PLANNING DIVISION

## PLANNING COMMISSION MEETING AGENDA

**Date:** Wednesday, November 5, 2025

**Time:** 6:00 PM

**Location:** North Berkeley Senior Center  
1901 Hearst Avenue, Berkeley

The Planning Commission meeting packet is available for review on the City's website, and linked here:

<https://berkeleyca.gov/your-government/boards-commissions/planning-commission>

**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: 161 321 1018.**

**To provide public comment, Press \*9 and wait to be recognized by the Chair. To submit a written communication for the public record, email [planningpc@berkeleyca.gov](mailto:planningpc@berkeleyca.gov).**

The Commission currently consists of nine members appointed by City Council:

**Blaine Merker**, District 1

**Jeff Vincent**, District 2

**Darrell Owens**, District 3

**Christina Oatfield**, District 4

**Charles Kahn**, District 5

**Emily Marthinsen, Chair**, District 6

**Alfred Twu**, District 7

**Savlan Hauser, Vice Chair**, District 8

**Angela Wang**, Mayor



### ACCESSIBILITY INFORMATION / ADA DISCLAIMER

This material is available in alternative formats upon request. Alternative formats include audio-format, braille, large print, electronic text, etc. To request alternative formats, please contact the Disability Services Specialist at: Email: [ADA@berkeleyca.gov](mailto:ADA@berkeleyca.gov); Phone: 1-510-981-6418; TTY: 1-510-981-6347, and allow 7-10 days for production of the material in an alternative format.

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: Email: [ADA@berkeleyca.gov](mailto:ADA@berkeleyca.gov); Phone: 1-510-981-6418; TTY: 1-510-981-6347, at least three business days before the meeting date. Please refrain from wearing scented products to this meeting.

***For inclusion in the Commissioners' agenda packet, please submit written comments by Wednesday the week prior to the meeting. One set of “late communications” will be distributed to the Commissioners one day before the meeting. Please submit any material for distribution as “late communications” no later than 12:00 noon on the Tuesday prior to the meeting. Please be advised: Commissioners may not have an opportunity to read written materials handed out at the meeting.***

**Correspondence and Notice of Decision Requests**

- **To distribute correspondence for inclusion in the agenda packet** -- submit comments **by 12:00 noon, Wednesday October 29, 2025.**
- **Late Communications** must be submitted **by 12:00 noon, Tuesday November 4, 2025.** Correspondence received later, at the meeting, and after the meeting, will be posted to the website following the meeting.
- Members of the public may submit written comments themselves at the meeting. To distribute correspondence at the meeting, please provide 12 copies and submit to the Planning Commission Secretary. **Please be advised: You are strongly advised to submit written comments *prior* to the meeting date as Commission members may not have an opportunity to read written materials handed out at the meeting.**
- Written comments or requests for a Notice of Decision should be directed to the Planning Commission Secretary.

Communications to Berkeley Boards, Commissions or Committees 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 a City Board, Commission or Committee, 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 Secretary of the relevant Board, Commission or Committee. 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 Secretary to the relevant board, Commission or Committee for further information.**

**Contact:**

Justin Horner, Planning Commission Secretary

(510) 981.7476 | [PlanningPC@berkeleyca.gov](mailto:PlanningPC@berkeleyca.gov) | 1947 Center Street, Berkeley CA 94704

1. **ROLL CALL:** Please put all cellular phones and ringers on silent during the meeting.
2. **LAND ACKNOWLEDGEMENT STATEMENT:** The Commission 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.
3. **PUBLIC COMMENT on Non-Agenda and Information Items** (Three minutes per person; five minutes per organization, or at the discretion of the Chairperson)
4. **ORDER OF AGENDA**
5. **CHAIRPERSON REPORT**
6. **AD HOC Subcommittees and Liaison Comments**  
Receive opportunity reports on status of projects for which the Planning Commission has established a subcommittee or liaison.
7. **COMMISSIONER ANNOUNCEMENTS**
8. **STAFF ANNOUNCEMENTS**
9. **[APPROVAL OF MINUTES](#)**
10. **ACTION AND DISCUSSION ITEMS**
  - A. **Public Hearing:** [Amendments to Title 23 to Allow the Retail Sale of Alcohol in the Telegraph Avenue Commercial \(C-T\) Zoning District](#)  
**Recommendation:** Conduct a public hearing, receive public comment, and upon conclusion make a recommendation to City Council to adopt the proposed amendment to Title 23 to allow the retail sale of alcohol in the Telegraph Avenue Commercial (C-T) zoning district.  
**Written Materials:** Attached.  
**Presentation:** N/A
  - B. **Public Hearing:** [Amendments to Title 23 \(Zoning\) to permit by-right approval of qualifying housing projects on sites identified in previous Housing Elements](#)  
**Recommendation:** Conduct a public hearing, receive public comment, and upon conclusion, make a recommendation to the City Council to adopt proposed amendments to the Zoning Ordinance to bring it into

*Written Materials:* compliance with State law by permitting by-right approval of qualifying housing projects on sites identified in previous Housing Elements.  
*Presentation:* Attached.  
 N/A

**C. Discussion:** [San Pablo Specific Plan Update](#)  
**Recommendation:** Review the staff report, receive the staff presentation, consider public comments, and provide feedback to staff regarding the San Pablo Specific Plan.  
*Written Materials:* Attached.  
*Presentation:* N/A

**D. Discussion:** The Role of the Planning Commission  
**Recommendation:** Receive and accept a presentation on the role of the Planning Commission from Principal Planner Justin Horner.  
*Written Materials:* None.  
*Presentation:* N/A

**11. [CORRESPONDENCE](#)**

**12. NEXT COMMISSION MEETING:** Wednesday, December 3, 2025, 6:00 PM.

**13. ADJOURN**

**NOTICE CONCERNING LEGAL RIGHTS**

If you object to a project or to any City action or procedure relating to a project application, any lawsuit which you may later file may be limited to those issues raised by you or someone else in the public hearing on the project, or in written communication delivered at or prior to the public hearing. The time limit within which to commence any lawsuit or legal challenge related to these applications is governed by Section 1094.6, of the Code of Civil Procedure, unless a shorter limitations period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred.