



AGENDA
BERKELEY CITY COUNCIL AGENDA & RULES COMMITTEE
SPECIAL MEETING

MONDAY, JANUARY 26, 2026

2:30 P.M.

Redwood Room – 2180 Milvia Street, Berkeley, CA 94704

Teleconference Location – Marriott Marquis Washington D.C., 901 Massachusetts Avenue NW, Washington, DC 20001

Committee Members:

Mayor Adena Ishii, Councilmembers Terry Taplin and Mark Humbert

Alternate: Ben Bartlett

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: 160 237 0121**. To provide public comment, Press *9 and wait to be recognized by the Chair. To submit a written communication for the public record, email policycommittee@berkeleyca.gov. All Committee 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.

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.

California 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.

AGENDA

Roll Call

Public Comment

Review of Agendas

1. **Approval of Minutes: January 12, 2026**
2. **Review and Approve Draft Agenda:**
 - a. 2/10/2026 – Regular City Council Meeting
3. **Adjournments In Memory**

Scheduling

4. **Council Worksessions Schedule**
5. **Council Referrals to Agenda Committee for Scheduling**
6. **Land Use Calendar**

Action Calendar

- **None**

Unscheduled Items

- **None**

Items for Future Agendas

- **Requests by Committee Members to add items to the next agenda**

Adjournment – Next Meeting Monday, February 9, 2026

~~~~~

**Additional items may be added to the draft agenda per Council Rules of Procedure.**

*Rules of Procedure as adopted by Council resolution, Article III, C3c - Agenda - Submission of Time Critical Items*

*Time Critical Items. A Time Critical item is defined as a matter that is considered urgent by the sponsor and that has a deadline for action that is prior to the next meeting of the Council and for which a report prepared by the City Manager, Auditor, Mayor or council member is received by the City Clerk after established deadlines and is not included on the Agenda Committee’s published agenda.*

*If the Agenda Committee finds the matter to meet the definition of Time Critical, the Agenda Committee may place the matter on the Agenda on either the Consent or Action Calendar.*

*The City Clerk shall not accept any item past the adjournment of the Agenda Committee meeting for which the agenda that the item is requested to appear on has been approved.*

*Written communications addressed to the Agenda Committee and submitted to the City Clerk Department by 5:00 p.m. the Friday before the Committee meeting, will be distributed to the Committee in advance of the meeting and retained as part of the official record.*

*This meeting will be conducted in accordance with the Brown Act, Government Code Section 54953 and applicable Executive Orders as issued by the Governor that are currently in effect. Members of the City Council who are not members of the standing committee may attend a standing committee meeting even if it results in a quorum being present, provided that the non-members only act as observers and do not participate in the meeting. If only one member of the Council who is not a member of the committee is present for the meeting, the member may participate in the meeting because less than a quorum of the full Council is present. Any member of the public may attend this meeting. Questions regarding public participation may be addressed to the City Clerk Department (510) 981-6900.*

**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](mailto: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.

~~~~~

I hereby certify that the agenda for this special 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 Thursday, January 22, 2026.



Mark Numainville, City Clerk

Communications

Communications submitted to City Council Policy Committees are on file in the City Clerk Department at 2180 Milvia Street, 1st Floor, Berkeley, CA, and are available upon request by contacting the City Clerk Department at (510) 981-6908 or policycommittee@berkeleyca.gov.

**BERKELEY CITY COUNCIL AGENDA & RULES COMMITTEE
SPECIAL MEETING MINUTES**

MONDAY, JANUARY 12, 2026

2:30 P.M.

Redwood Room – 2180 Milvia Street, Berkeley, CA 94704

Committee Members:

Mayor Adena Ishii, Councilmembers Terry Taplin and Mark Humbert

Alternate: Ben Bartlett

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: 160 235 7894**. To provide public comment, Press *9 and wait to be recognized by the Chair. To submit a written communication for the public record, email policycommittee@berkeleyca.gov. All Committee 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.

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.

California 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.

Roll Call: 2:33 p.m. All present.

Councilmember Taplin participated in the meeting remotely under the “just cause” exception in the Brown Act due to illness.

Public Comment – 2 speakers

Review of Agendas

1. Approval of Minutes: January 5, 2026

Action: M/S/C (Humbert/Taplin) to approve the minutes of 1/5/2026.

Vote: All Ayes.

2. Review and Approve Draft Agenda:

a. 1/27/2026 – Regular City Council Meeting

Action: M/S/C (Taplin/Humbert) to approve the agenda of 1/27/2026 with the changes noted below.

- *Item 16 Bike Plan (Commission) – deferred 60-120 days for Companion Report*
- *Item 17 AC Transit (Ishii) – revised item submitted*
- *Item 21 Police Equipment (Humbert) – revised item submitted; scheduled for Action Calendar*
- *Item 22 Community Survey (Kesarwani) – Mayor Ishii added as a co-sponsor; scheduled for Consent Calendar*
- *Item 23 CAR FREE (Lunaparra) – scheduled for Action Calendar*
- *Item 24 PITCH Rezoning (Humbert) – Mayor Ishii added as a co-sponsor; revised item submitted; referred to Land Use Committee; expedited review request by Councilmember Humbert*

Order of Action Calendar

Item 18 RPP Parking (City Manager)

Item 19 Marina Fees (City Manager)

Item 20 ZAB Appeal (City Manager)

Item 21 Police Equipment (Humbert)

Item 23 CAR FREE (Lunaparra)

Vote: All Ayes.

3. Adjournments In Memory

1. Barbara Lubin, Local Activist

Scheduling

4. Council Worksessions Schedule – received and filed

5. Council Referrals to Agenda Committee for Scheduling – received and filed

6. Land Use Calendar – received and filed

Action Calendar

- None

Unscheduled Items

- None

Items for Future Agendas

- None

Adjournment

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

Vote: All Ayes.

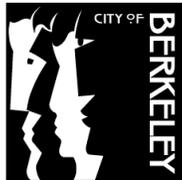
Adjourned at 2:53 p.m.

I hereby certify that the foregoing is a true and correct record of the Agenda & Rules Committee meeting held on January 12, 2026.

Mark Numainville, City Clerk

Communications

Communications submitted to City Council Policy Committees are on file in the City Clerk Department at 2180 Milvia Street, 1st Floor, Berkeley, CA, and are available upon request by contacting the City Clerk Department at (510) 981-6908 or policycommittee@berkeleyca.gov.



DRAFT AGENDA
BERKELEY CITY COUNCIL MEETING
Tuesday, February 10, 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. <<HYPERLINK WITH ZOOM URL>> 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: <<INSERT MEETING ID HERE>>**. 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

- Amend Berkeley Municipal Code Chapter 14.68 – Bicycle Registration and Licensing**
From: City Manager
Recommendation: Adopt second reading of Ordinance No. 7,997-N.S. 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).
First Reading Vote: All Ayes
Financial Implications: Staff time
Contact: Carianna Arredondo, City Manager's Office, (510) 981-7000

Consent Calendar

2. Amend Berkeley Municipal Code 14.40.100 – Disability Parking Standards and Accommodations

From: City Manager

Recommendation: Adopt second reading of Ordinance No. 7,998-N.S. 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.

First Reading Vote: All Ayes

Financial Implications: See report

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

3. Amendments to Title 21 (Subdivisions) to Allow Separate Sale of ADUs

From: City Manager

Recommendation: Adopt second reading of Ordinance No. 7,999-N.S. 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.

First Reading 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)

Financial Implications: None

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

4. 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: Adopt second reading of Ordinance No. 8,000-N.S. 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.

First Reading Vote: All Ayes

Financial Implications: See report

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

Consent Calendar

- 5. Establish Job Class Specification and Salary Range – Risk Manager**
From: City Attorney
Recommendation: Adopt a resolution to establish the job class specification and pay scale of Risk Manager with an hourly pay scale of \$69.93 to \$85.00 distributed across five steps.
Financial Implications: See report
Contact: Farimah Brown, City Attorney, (510) 981-6950
- 6. Formal Bid Solicitations and Request for Proposals Scheduled for Possible Issuance After Council Approval on February 10, 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: See report
Contact: Henry Oyekanmi, Finance, (510) 981-7300
- 7. Contract: Scotts PPE Recon, Inc. for Firefighter Personal Protective Equipment and maintenance**
From: City Manager
Recommendation: Adopt a Resolution authorizing the City Manager to execute a contract and any amendments with Scotts PPE Recon, Inc. (Contractor) to provide cleaning, maintenance and repair of Firefighter Personal Protective Equipment (PPE) and maintenance, repair and replacement of PPE extractors for the City for a base period from February 11, 2026 to February 10, 2028, in an amount not to exceed \$150,000 with an option to extend for three additional years in one-year increments, for a total contract amount not to exceed \$405,000.
Financial Implications: See report
Contact: David Sprague, Fire, (510) 981-3473
- 8. Application for Prohousing Incentive Program Funds**
From: City Manager
Recommendation: Adopt a Resolution authorizing the City Manager or designee to apply for and accept funds from the State of California's Prohousing Incentive Program, in an amount not to exceed \$1,250,000.
Financial Implications: See report.
Contact: Scott Gilman, Health, Housing, and Community Services, (510) 981-5100

Consent Calendar

9. **Extending Reservations for Housing Trust Fund Projects**

From: City Manager

Recommendation: Adopt a Resolution: 1. Extending the duration of the previously approved funding reservations and reserve Housing Trust Fund funds and other currently available affordable housing funds, including local Measure O Bond funds, Measure U1 funds, Affordable Housing Mitigation Fees (AHMF), and State funds for the following projects: -Ashby Lofts (2909-2919 Ninth Street) at \$850,000; - Supportive Housing in People's Park (2556 Haste) at \$14,359,593; -Ephesian Legacy Court (1708 Harmon) at \$14,531,301; and -North Berkeley BART Project at \$21,500,000. 2 Authorizing the City Manager or designee to execute all original or amended documents or agreements to effectuate these actions.

Financial Implications: See report

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

10. **Donation: Memorial Bench at Codornices Park in Memory of Samuel Reitan Boyden**

From: City Manager

Recommendation: Adopt a Resolution accepting a cash donation in the amount of \$3,400 for a memorial bench to be placed at Codornices Park in memory of Samuel Reitan Boyden.

Financial Implications: \$3,400 - Donation

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

11. **Donation: Memorial Bench at Strawberry Creek Park in Memory of Luke Kreinberg**

From: City Manager

Recommendation: Adopt a Resolution accepting a cash donation in the amount of \$3,400 for a memorial bench to be placed at Strawberry Creek Park in memory of Luke Kreinberg.

Financial Implications: \$3,400 - Donation

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

12. **Contract No. 32600085 Amendment: Cordoba Corporation for On-site Traffic Engineering Support Services**

From: City Manager

Recommendation: Adopt a Resolution authorizing the City Manager to execute an amendment to Contract No. 32600085 with Cordoba Corporation for on-site traffic engineering services to augment staffing in the Transportation Division's Traffic Engineering unit in an amount not to exceed \$350,000 through June 30, 2026.

Financial Implications: See report

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

Action Calendar – Policy Committee Track Items

- 13. Referral to Establish a Citywide Local Density Bonus Program to Facilitate Lower-Cost Ownership Homes (Condominiums)**
From: Councilmember Kesarwani (Author), Councilmember Tregub (Co-Sponsor), Mayor Ishii (Co-Sponsor)
Recommendation: Refer to the City Manager to develop a citywide local density bonus modelled after the state density bonus that would incentivize new condominium development by allowing condo projects to take advantage of the same densities, bonuses, waivers, and concessions available under state density bonus law. Under the local density bonus, however, condo projects would be able to pay the current in-lieu affordable housing fee to the City’s Housing Trust Fund for all units, rather than create on-site for-sale below-market-rate condo units—a requirement under state density bonus law that renders larger-scale condo development infeasible.
The fiscal and policy goals of this proposed citywide local density bonus are to help stalled rental residential projects in our downtown reach feasibility as condo projects, which will provide affordable housing in-lieu fee revenue, property tax revenue, serve as an economic force multiplier for our downtown, and provide much-needed ownership opportunities for young families seeking a starter home and aging residents seeking to downsize. Further, the citywide local density bonus should apply to projects that have received a zoning permit since Jan. 1, 2024 or another retroactive date as appropriate to help jumpstart stalled rental development projects.
Financial Implications: See report
Contact: Rashi Kesarwani, Councilmember, District 1, (510) 981-7110
- 14. Scheduling Hopkins Street for Paving with Pedestrian Safety Improvements**
From: Councilmember O’Keefe (Author), Councilmember Kesarwani (Author), Mayor Ishii (Co-Sponsor), Councilmember Humbert (Co-Sponsor)
Recommendation: Refer to the City Manager to prioritize paving Hopkins Street from Sutter to San Pablo with pedestrian safety improvements by Fiscal Year 2026-27 or FY 2027-28 at the latest.
Refer to the City Manager to work with the Department of Public Works to: 1. Perform an in-house safety assessment of Hopkins, west of Gilman Street to recommend appropriate pedestrian safety enhancements; 2. Incorporate pedestrian safety improvements into the paving project, including but not limited to additional and improved crosswalks, lighting enhancements, and traffic calming measures consistent with the City’s Vision Zero and Pedestrian Plans; and 3. Return to Council by May 2026, as part of the biennial budget development process, for FY 2026-28 with a recommended timeline, scope of work, cost and funding source(s).
Financial Implications: See report
Contact: Shoshana O’Keefe, Councilmember, District 5, (510) 981-7150

Information Reports

15. Fiscal Year 2027 Operational Changes to Berkeley Rides for Seniors and the Disabled

From: City Manager

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

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.

~~~~~





Rashi Kesarwani  
Councilmember, District 1

CONSENT CALENDAR

February 10, 2026

TO: Honorable Mayor and Members of the City Council

FROM: Councilmember Rashi Kesarwani (Author), Councilmember Igor Tregub, and Mayor Adena Ishii (Co-Sponsors)

SUBJECT: Referral to Establish a Citywide Local Density Bonus Program to Facilitate Lower-Cost Ownership Homes (Condominiums)

**RECOMMENDATION**

Refer to the City Manager to develop a citywide local density bonus modelled after the state density bonus that would incentivize new condominium development by allowing condo projects to take advantage of the same densities, bonuses, waivers, and concessions available under state density bonus law. Under the local density bonus, however, condo projects would be able to pay the current in-lieu affordable housing fee to the City's Housing Trust Fund for all units, rather than create on-site for-sale below-market-rate condo units—a requirement under state density bonus law that renders larger-scale condo development infeasible.

The fiscal and policy goals of this proposed citywide local density bonus are to help stalled rental residential projects in our downtown reach feasibility as condo projects, which will provide affordable housing in-lieu fee revenue, property tax revenue, serve as an economic force multiplier for our downtown, and provide much-needed ownership opportunities for young families seeking a starter home and aging residents seeking to downsize. Further, the citywide local density bonus should apply to projects that have received a zoning permit since Jan. 1, 2024 or another retroactive date as appropriate to help jumpstart stalled rental development projects.

**CURRENT SITUATION AND ITS EFFECTS**

***At Least Nine Recent Rental Residential Development Projects Are Stalled in Berkeley's Downtown, Sometimes Creating Blight.*** Currently, there are at least nine rental residential development projects that have received a zoning permit, the initial step that allows a project to apply for a building permit, as shown in Exhibit 1.

2180 Milvia Street, Berkeley, CA 94704 • Tel: (510) 981-7110 • Fax: (510) 981-7111  
E-Mail: rkesarwani@cityofberkeley.info

However, only five of these nine projects have received a building permit and none have broken ground due to unfavorable economic conditions. According to a May 2024 residential feasibility analysis for the City of Berkeley, most development prototypes cannot support the current cost of development in today's market.<sup>1</sup> The report states, "This is being driven by increased construction and financing costs that are outpacing projected rental revenue relative to the required rate of return developers must provide to finance a project."

### **Exhibit 1: Nine Recent Proposed Rental Residential Development Projects in Downtown Have Received a Zoning Permit, But Have Not Broken Ground**

| <b>Address</b>                                | <b>Date Zoning Permit Was Received</b> | <b>Number of Proposed Units</b> |
|-----------------------------------------------|----------------------------------------|---------------------------------|
| 2128 Oxford                                   | Oct. 4, 2024                           | 456                             |
| 2190 Shattuck                                 | April 28, 2023                         | 325                             |
| 2274 Shattuck                                 | April 22, 2025                         | 277                             |
| 2015 Blake                                    | Sept. 25, 2023                         | 219                             |
| 2100 Milvia                                   | July 1, 2025                           | 205                             |
| 2065 Kittredge <sup>1</sup>                   | Feb. 22, 2023                          | 189                             |
| 2037 Durant                                   | June 19, 2024                          | 74                              |
| 2138 Kittredge                                | Oct. 20, 2025                          | 66                              |
| 2210 Harold Way                               | Dec. 10, 2020                          | 38                              |
| <b>Total Number of Proposed Units Stalled</b> |                                        | <b>1,849</b>                    |

Source: City of Berkeley, <https://berkeley.buildingeye.com/building>

<sup>1</sup>Note: Harold Way Development at 2065 Kittredge has broken ground but is currently stalled.

For the nine proposed projects listed above that received a zoning permit, five projects went on to receive a building permit (2210 Harold Way, 2065 Kittredge, 2190 Shattuck, 2128 Oxford, and 2138 Kittredge) but have not broken ground for various reasons. We note that another three projects not listed above (2113 Kittredge, 1998 Shattuck, and 2450 Shattuck) submitted a pre-application but never received a zoning permit. Some of these stalled projects are creating blighted conditions in our downtown:

- The 2128 Oxford Street stalled project has caused a once vibrant block of small businesses to remain shuttered, with boarded up storefronts and fencing for an extended period;
- 2065 Kittredge project is the site of an unsightly pit of dirt; and
- 2274 Shattuck is the site of the shuttered United Artists Theatres.

<sup>1</sup> Ernst, Margot, "Residential Feasibility Analysis and In-Lieu Fee Recommendations," City of Berkeley Worksession, May 21, 2024, <https://berkeleyca.gov/sites/default/files/documents/2025-02-25%20Item%2014%20Inclusionary%20Housing%20Ordinance.pdf>

2180 Milvia Street, Berkeley, CA 94704 • Tel: (510) 981-7110 • Fax: (510) 981-7111

E-Mail: [rkesarwani@cityofberkeley.info](mailto:rkesarwani@cityofberkeley.info)

**Over Last Five Years, No Largescale Condo Projects Utilizing the State Density Bonus Have Been Built in Berkeley.** While many multiunit rental housing developments have recently been added to Berkeley's housing stock, that has not been the case with multiunit ownership developments. Nor have many rental units been converted to condominiums over the same period. In large part that can be attributed to affordable housing requirements compelling developers to either include below-market-rate housing on site, which costs would need to be offset by the construction of additional market rate units, or pay an in-lieu fee that until very recently was costly.<sup>2</sup> The City's condominium conversion fees are also high which likely impacts the numbers of units converted to ownership opportunities.<sup>3</sup> Exhibit 2 shows the numbers of condominiums constructed and/or converted from rental units in Berkeley over the last five years.

**Exhibit 2: Number of Condominium Units Constructed and Converted over the Last Five Years in Berkeley**

| Year         | Project Addresses (New Construction Only) | Number of New Construction Units | Number of Converted Rental Units | Total Number of Condo Units |
|--------------|-------------------------------------------|----------------------------------|----------------------------------|-----------------------------|
| 2020         | 1811 Sixty-Third St (3 units)             | 7                                | 14                               | 21                          |
|              | 1444 Fifth St (4 units)                   |                                  |                                  |                             |
| 2021         | 1923 Ninth St (3 units)                   | 6                                | 3                                | 9                           |
|              | 1516 Carleton St (3 units)                |                                  |                                  |                             |
| 2022         | 1157 Hearst Ave (4 units)                 | 4                                | 5                                | 9                           |
| 2023         | 1519 Fairview St (1 units)                | 4                                | 10                               | 14                          |
|              | 776 Page St (3 units)                     |                                  |                                  |                             |
| 2024         | 2421 Ninth St (2 units)                   | 4                                | 2                                | 6                           |
|              | 2323 Eighth St (2 units)                  |                                  |                                  |                             |
| 2025         | 2403 San Pablo Ave (36 units)*            | 42                               | 0                                | 42                          |
|              | 805 Jones St (6 units)                    |                                  |                                  |                             |
| <b>TOTAL</b> |                                           | <b>67</b>                        | <b>34</b>                        | <b>101</b>                  |

Source: Berkeley Planning Department

\*Indicates a private development for the purpose of a group living/ownership situation.

Note: There are two developments (2025 Kala Bagai Way, constructing 48 units, and 3000 San Pablo Avenue constructing 78 units) that have put a condo map on their projects but are being advertised as rental units; they are using a density bonus for those developments though will not be providing ownership units.

<sup>2</sup> Berkeley's Inclusionary Housing Ordinance In-Lieu Fee was amended February 2025: [https://berkeleyca.gov/sites/default/files/documents/2025-02-25%20Item%2014%20Inclusionary%20Housing%20Ordinance.pdf#:~:text=SUMMARY%20The%20proposed%20updates%20to%20Berkeley's%20Inclusionary,development%20\(2%E2%80%9319%20units\)%2C%20which%20face%20market%20constraints](https://berkeleyca.gov/sites/default/files/documents/2025-02-25%20Item%2014%20Inclusionary%20Housing%20Ordinance.pdf#:~:text=SUMMARY%20The%20proposed%20updates%20to%20Berkeley's%20Inclusionary,development%20(2%E2%80%9319%20units)%2C%20which%20face%20market%20constraints).

<sup>3</sup> City of Berkeley Planning and Development Residential Condominium Conversion Packet: [https://berkeleyca.gov/sites/default/files/documents/Condo%20Packet%2007-01-2022\\_Posted%20Online.pdf](https://berkeleyca.gov/sites/default/files/documents/Condo%20Packet%2007-01-2022_Posted%20Online.pdf)

***A Local Density Bonus Would Alter the Financial Feasibility of Larger-Scale Condominium Development, Allowing Stalled Rental Projects to Move Forward as Condominium Projects.*** Establishing a local density bonus for stalled rental residential projects that received a zoning permit since Jan. 1, 2024 could enable these projects to move forward as condo projects. A local density bonus can provide the benefits of the state density bonus (in terms of densities, bonuses, concessions, and waivers) that helps projects reach economic feasibility, while also providing the option to pay the in-lieu affordable housing fee for *all* condo units on site. These funds can then be used to fund 100 percent below-market-rate affordable housing elsewhere in Berkeley, such as at the Ashby East Parking Lot that is now owned by the City. The requirement under the state density bonus to provide below-market-rate units on site for condo developments currently renders these types of projects infeasible, as the for-sale price for below-market-rate condos is too low to be absorbed by the project's market-rate units. Costs for purchasing a condo unit can be considerable as they include mortgage loan payments, homeowner's insurance payments, property taxes and assessments, homeowner's association fees, utilities allowances, insurance premiums, etc., making ownership units much more costly to subsidize than rental units.<sup>4</sup> A local density bonus exclusively for condo projects could allow some of the stalled rental projects to convert to condo developments, providing the City with affordable housing in-lieu fee revenue that it cannot otherwise realize for stalled rental projects under current economic conditions.

***Creating a Local Density Bonus to Jumpstart Stalled Residential Development Provides Fiscal Benefits to City and Economic Development in Downtown.*** By developing a citywide local density bonus, the City of Berkeley can help to ensure that some of the stalled rental projects can move forward as condo projects, providing significant fiscal benefits to the City. The City would realize affordable housing in-lieu fee revenue to fund 100 percent affordable housing as well as property tax revenue to support baseline City services. Further, new condominiums will bring new residents to our downtown who will patronize downtown small businesses, restaurants, and arts venues—acting as an economic force multiplier.

***Condo Development in Downtown Offers Starter Homeownership Opportunities for Young Families and Downsizing Opportunities for Empty Nesters That's Walkable to Amenities and Public Transit.*** The City's median home price of \$1.3 to \$1.5 million remains out of reach for all but the wealthiest families. This is an issue of public concern because our community must be able to provide long-term viable home options for the families of middle-class workers who serve our community, including police officers, firefighters, teachers, and health care workers. For aging empty nesters

---

<sup>4</sup> Meyers|Nave 2024 California Developers' Toolkit: Density Bonus Law, Housing Laws, & Strategies for Success, p. 4: <https://www.meyersnave.com/wp-content/uploads/2024.10-California-Developers-Toolkit-Density-Bonus-Law.pdf>

living in larger homes in the hills, there are virtually no opportunities to remain in the community and downsize to a smaller home that is walkable to amenities like grocery stores and public transit. A local density bonus for stalled rental projects seeking to convert to condo projects addresses the need to create smaller and more affordable ownership units for those seeking more affordable homeownership opportunities than a single-family home.

## **BACKGROUND**

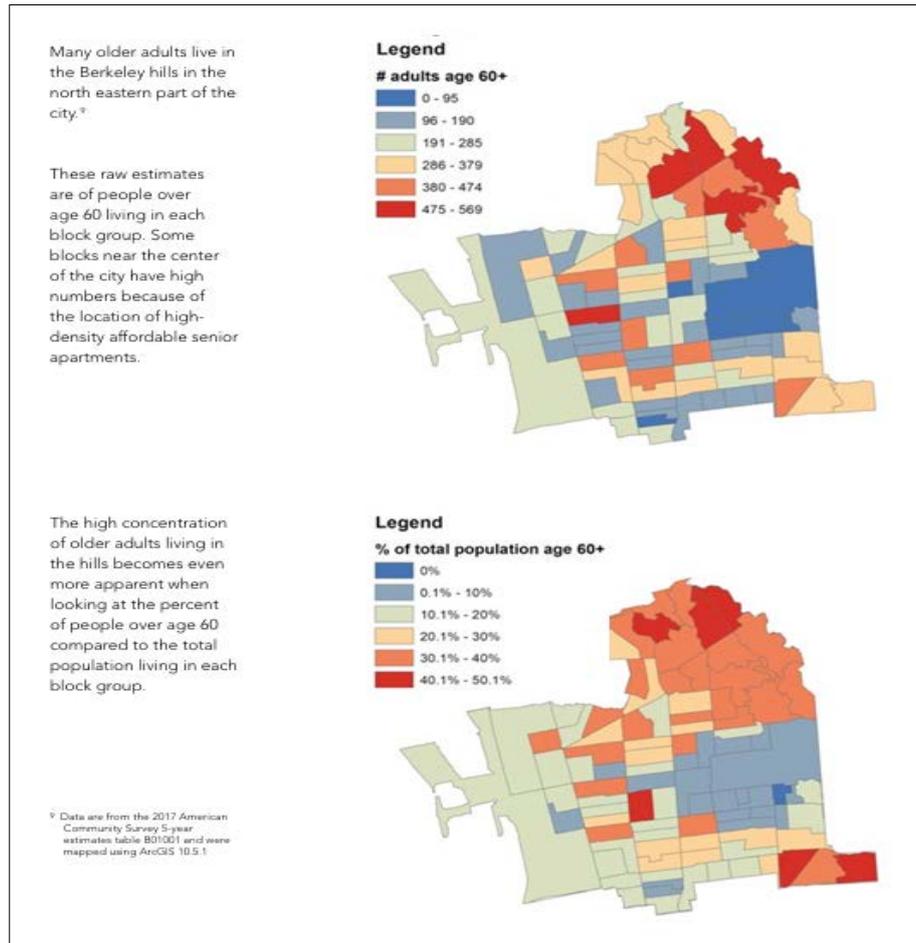
***The State Density Bonus Is a Powerful Tool to Help Residential Development Reach Feasibility.*** The state density bonus law allows developers to build more housing units than normally permitted by local zoning standards in exchange for including affordable deed-restricted units on site. Depending on the number of below-market-rate units and the affordability level, developers can increase the project's density. For example, providing 20 percent of units at a very low-income level allows a developer to utilize a 50 percent density bonus. The goal of the state density bonus law is to incentivize the creation of affordable housing by helping a project reach economic feasibility. For each project that utilize a density bonus, local jurisdictions are required to provide up to four concessions to achieve an "identifiable and actual cost reduction" per State Government Code Section 65915(k) as well as an unlimited number of waivers as long as the developer can prove that the project cannot be built without them.

***Berkeley Has a Significant Aging Population of Homeowners.*** Slightly over a quarter of all Berkeley residents are 55 and older.<sup>5</sup> A high concentration of these older residents live in the Berkeley Hills, as shown in Exhibit 2 below. For aging residents wishing to remain in the community and downsize to a home they can own that is walkable to amenities and public transit, there are few options. Some new senior housing has been developed in recent years, such as Jordan Court for low-income seniors (corner of Oxford and Cedar), The Ivy at Berkeley assisted living and memory care home (corner of Dwight and Milvia), and Elegance Berkeley assisted living (corner of San Pablo Avenue and Addison). However, given the City's significant aging population, more ownership opportunities are needed for seniors seeking to downsize and relocate to a walkable neighborhood as they age.

---

<sup>5</sup> State of Public Health in Berkeley Summary Report, Information Report presented at the June 24, 2025 City Council meeting: <https://berkeleyca.gov/sites/default/files/documents/2025-06-24%20Item%2030%20State%20of%20Public%20Health%20in%20Berkeley%20Summary%20Report.pdf>

## Exhibit 2: Aging Berkeley Residents Are Concentrated In Berkeley Hills



Source: Age-Friendly Berkeley Action Plan, 2018, : <https://berkeleyca.gov/sites/default/files/2022-01/Age-Friendly-Berkeley-Action-Plan.pdf>

**Condo Affordable Housing In-Lieu Fee Has Been Lowered To Be Equal to Rental Affordable Housing Fee, With Potential to Encourage New Condo Development.** Historically, the affordable housing in-lieu fee for condo developments has been much higher than the fee imposed on rental projects; it was calculated as 62.5 percent of the difference between the market price for each unit and the below-market-rate price for each inclusionary unit.<sup>6</sup> In January 2023, the Berkeley City Council modified the affordable housing in-lieu fee to be applied on a square-foot basis, and to be applied equally to rental and ownership units.<sup>7</sup> Effective

<sup>6</sup> Klein, Jordan and Warhuus, Lisa. "Citywide Affordable Housing Requirements," Jan. 17, 2023, <https://berkeleyca.gov/sites/default/files/documents/2023-01-17%20Item%2021%20Citywide%20Affordable%20Housing%20Requirements.pdf>

<sup>7</sup> Klein, Jordan and Warhuus, Lisa. "Citywide Affordable Housing Requirements," Jan. 17, 2023, <https://berkeleyca.gov/sites/default/files/documents/2023-01-17%20Item%2021%20Citywide%20Affordable%20Housing%20Requirements.pdf>

2180 Milvia Street, Berkeley, CA 94704 • Tel: (510) 981-7110 • Fax: (510) 981-7111

E-Mail: [rkesarwani@cityofberkeley.info](mailto:rkesarwani@cityofberkeley.info)

July 1, 2025, the current in lieu fee is \$62.83 per square foot, with all projects receiving a discount on the first 5,000 square feet.<sup>8</sup>

***Oakland, San Francisco, and Hayward Have Implemented a Local Density Bonus To Further Policy Goals.*** Neighboring jurisdictions have adopted their own local density programs going beyond state requirements to further their own specific policy goals. In Oakland, the Zoning Incentive Program allows additional density beyond what is allowed by the Downtown Oakland Specific Plan Base Zoning in exchange for a variety of community benefits, on-site affordable housing and with the option of paying in-lieu fees.<sup>9</sup> San Francisco's local density program, HOME-SF,<sup>10</sup> allows more height than the state's density bonus in exchange for 20 to 30 percent of the units being affordable to low and moderate-income families, with 40 percent of the total units being two-bedrooms or larger, in an effort to provide more family-friendly housing. The City of Hayward allows an additional density bonus, incentives, and concessions for housing targeted to special populations, such as large families (3+ bedrooms), projects including universal design features for people with disabilities, seniors, college students, and foster youth to name several examples.<sup>11</sup> While this item is somewhat novel in allowing condominium projects to pay an in-lieu fee into our Housing Trust Fund only and not build affordable units on site, these other examples illustrate the flexibility that a local density bonus can provide to address local concerns.

## **FISCAL IMPACT**

The fiscal impacts of this referral would be staff time to draft municipal code updates and implement the referral. The overall fiscal benefits to the City could be notable if we are able to incentivize stalled rental projects to move forward as condo developments.

## **ENVIRONMENTAL SUSTAINABILITY**

Implementing a local density bonus for condo development will help create more infill housing in closer proximity to public transit. Studies show that infill development is an effective strategy for reducing greenhouse gas emissions by reducing vehicle miles traveled when compared to homes created in outlying undeveloped areas.

<sup>8</sup> Affordable Housing Requirements for Developers, City of Berkeley, <https://berkeleyca.gov/construction-development/permits-design-parameters/design-parameters/affordable-housing#:~:text=Effective%20July%201%2C%202025%2C%20the%20rental%20or,from%20the%20Residential%20Unit%20Floor%20Area%20calculation>

<sup>9</sup> Hausrath Economics Group Memorandum: Comparative Analysis of Housing Outcomes: Downtown Oakland Specific Plan Zoning Incentive Program and California Density Bonus Law, March 10, 2023: <https://www.oaklandca.gov/files/assets/city/v/1/public-meetings/zoning-update-committee/2023/b-comparing-zip-and-sdb-housing-outcomes.pdf>

<sup>10</sup> San Francisco Planning Department: HOME-SF: <https://sfplanning.org/home-sf>

<sup>11</sup> City of Hayward, Hayward Density Bonus User Guide, June 2025: <https://www.hayward-ca.gov/sites/default/files/documents/City-of-Hayward-Density-Bonus-User-Guide-2506.pdf>

2180 Milvia Street, Berkeley, CA 94704 • Tel: (510) 981-7110 • Fax: (510) 981-7111

E-Mail: [rkesarwani@cityofberkeley.info](mailto:rkesarwani@cityofberkeley.info)

**CONTACT PERSON**

Councilmember Rashi Kesarwani, District 1

(510) 981-7110



**Councilmember Shoshana O’Keefe, District 5**  
**Councilmember Rashi Kesarwani, District 1**

To: Honorable Mayor and Members of the City Council  
 From: Councilmember Shoshana O’Keefe and Councilmember Rashi Kesarwani (Co-Authors), Mayor Adena Ishii and Councilmember Mark Humbert (Co-Sponsors)  
 Subject: Scheduling Hopkins Street for Paving with Pedestrian Safety Improvements

**RECOMMENDATION**

Refer to the City Manager to prioritize paving Hopkins Street from Sutter to San Pablo with pedestrian safety improvements by Fiscal Year 2026-27 or FY 2027-28 at the latest.

Refer to the City Manager to work with the Department of Public Works to:

1. Perform an in-house safety assessment of Hopkins, west of Gilman Street to recommend appropriate pedestrian safety enhancements;<sup>1</sup>
2. Incorporate pedestrian safety improvements into the paving project, including but not limited to additional and improved crosswalks, lighting enhancements, and traffic calming measures consistent with the City’s Vision Zero and Pedestrian Plans; and
3. Return to Council by May 2026, as part of the biennial budget development process, for FY 2026-28 with a recommended timeline, scope of work, cost and funding source(s).

**CURRENT SITUATION AND ITS EFFECTS**

The overall pavement quality of the Hopkins corridor is poor. Of the 12 different segments that run from Sutter to San Pablo Avenue only two are considered in fair condition on a scale of 0 to 100, with zero being “failed” and 100 being “brand new.” Eight other segments along the corridor are considered in “poor” condition, ranging on the scale from 33 to 46, while two are rated as “failed,” with scores of 19 and 24 respectively.<sup>2</sup> The exact scores of each segment can

---

<sup>1</sup> The Hopkins Corridor Traffic and Placemaking Study originally only considered design improvements between Gilman Street and Sutter leaving the segments of Hopkins west of Gilman with no prior staff safety assessment.

<sup>2</sup> This rating system is used by the Metropolitan Transportation Commission, a transportation agency for the nine San Francisco Bay Area counties. See: [https://mtc.ca.gov/sites/default/files/documents/2026-01/PCI\\_table2024DataJanuary2026Update.pdf?cb=75f63c2d](https://mtc.ca.gov/sites/default/files/documents/2026-01/PCI_table2024DataJanuary2026Update.pdf?cb=75f63c2d)

be found in Exhibit 1 in the section below. This item is recommending doing only pedestrian upgrades because Measure FF, the sidewalk and street repairs parcel tax passed by the voters in November 2024 with 60 percent approval, specifically notes, “Proceeds of the tax may not be used to fund bicycle-specific safety improvements (such as cycletracks or protected bikes lanes) on Hopkins Street between McGee and Gilman.”<sup>3</sup>

## **BACKGROUND**

Hopkins serves as a major east–west arterial in North Berkeley, linking the Berkeley Hills to San Pablo Avenue and I-80. It is unique in that it combines dense residential neighborhoods with a neighborhood-serving commercial district centered around the intersection of Hopkins Street and Monterey Avenue. This area includes the Monterey Market, Magnanis Poultry, Hopkins Street Bakery, Gioia Pizza, the Berkeley Horticulture Nursery, Espresso Roma Cafe, and other long-standing small businesses that serve the neighborhood and also draw visitors from across Berkeley. The corridor is also home to the North Branch of the Berkeley Library, several schools including Mustard Seed, Hopkins Preschool, King Middle School, and St. Mary’s High School, as well as a high concentration of both families and seniors. It is also the most direct route used by northwest Berkeley residents to access these public services and amenities that are not readily available in their own neighborhoods.

The street has a documented history of pedestrian and bicycle safety concerns, and has been identified in Berkeley’s Vision Zero Plan as a high injury street.<sup>4</sup> Many intersections are outdated, lacking modern safety features and in the last several decades, the street has been home to fatalities and severe injuries. In 2017, a crash claimed the life of a Berkeley resident, prompting a referral from then Councilmember Sophie Hahn for a traffic and placemaking study for the corridor. In an April 2023 off-agenda memo, former City Manager Dee Williams-Ridley, cited vacancies within the Transportation Division of the Public Works Department as the reason for pausing the work previously directed by the City Council, which was to further develop designs for the Hopkins project.<sup>5</sup>

Although the City had previously set aside funding for the Hopkins Paving Project, City Council reallocated \$2.8 million of those funds on June 13, 2023, to close the Measure T1 funding gap.<sup>6</sup> An additional \$900,000 was later removed from the project during the adoption of the FY 2023-

---

<sup>3</sup> Measure FF ballot statement and text of the ballot measure: [https://berkeleyca.gov/sites/default/files/documents/24%20-%20Measure%20FF%20-%20City%20of%20Berkeley%20-%20SAFE%20Streets\\_3.pdf](https://berkeleyca.gov/sites/default/files/documents/24%20-%20Measure%20FF%20-%20City%20of%20Berkeley%20-%20SAFE%20Streets_3.pdf), page 6 of 14.

<sup>4</sup> June 28, 2022 Regular City Council meeting, agenda item #23: “Vision Zero Annual Report.” [https://berkeleyca.gov/sites/default/files/documents/2022-06-28%20Item%2023%20Vision%20Zero%20Annual%20Report\\_0.pdf](https://berkeleyca.gov/sites/default/files/documents/2022-06-28%20Item%2023%20Vision%20Zero%20Annual%20Report_0.pdf)

<sup>5</sup> April 4, 2023 Public Information Report for Hopkins Corridor Project: <https://berkeleyca.gov/sites/default/files/documents/2023-04-05%20Public%20Information%20for%20Hopkins%20Corridor%20Project.pdf>

<sup>6</sup> November 28, 2023 Regular City Council meeting agenda item #17: “Street Rehabilitation Five Year Plan for Fiscal Years 2024-2028.” <https://berkeleyca.gov/sites/default/files/documents/2023-11-28%20Item%2017%20Street%20Rehabilitation%20Five%20Year%20Plan.pdf>

24 budget. However, when the City Council approved the Street Rehabilitation Five-Year Plan for Fiscal Years 2024-2028, staff committed to completing Hopkins as soon as possible and no later than this five-year cycle.<sup>7</sup>

As of today, Hopkins Street from Sutter to San Pablo remains on the City’s 5 Year Paving Plan as a 2023 holdover.<sup>8</sup> The state of the street has only continued to worsen, with parts of Hopkins rated among the worst Pavement Condition Index scores in the City. From an asset management perspective, the current Pavement Condition Index (PCI) scores present a critical urgency.

**Exhibit 1: Hopkins Street Segments Are Mostly in Failed or Poor Pavement Condition**

| District | Street Name    | Beg Location  | End Location  | Last Calc PCI | Calc PCI Date | Condition     | PCI Range | Last MNR Date | Last MNR Treatment         |
|----------|----------------|---------------|---------------|---------------|---------------|---------------|-----------|---------------|----------------------------|
| 1        | Hopkins Street | San Pablo Ave | Stannage Ave  | 46            | 7/24/2024     | Poor (50-31)  | 50-41     | 9/13/2002     | Mill & Overlay w/ Fabric   |
| 1        | Hopkins Street | Stannage Ave  | Northside Ave | 61            | 7/24/2024     | Fair (70-51)  | 70-61     | 9/13/2002     | Mill & Overlay w/ Fabric   |
| 1        | Hopkins Street | Northside Ave | Peralta Ave   | 66            | 7/24/2024     | Fair (70-51)  | 70-61     | 9/13/2002     | Mill & Overlay w/ Fabric   |
| 1        | Hopkins Street | Peralta Ave   | Gilman St     | 43            | 7/24/2024     | Poor (50-31)  | 50-41     | 9/13/2002     | Mill & Overlay w/ Fabric   |
| 1        | Hopkins Street | Gilman St     | Sacramento St | 19            | 7/24/2024     | Failed (30-0) | 20-11     | 9/13/2002     | Mill & Overlay w/ Fabric   |
| 1,5      | Hopkins Street | Sacramento St | Hopkins Ct    | 39            | 7/24/2024     | Poor (50-31)  | 40-31     |               |                            |
| 5        | Hopkins Street | Hopkins Ct    | Monterey Ave  | 40            | 07/09/2024    | Poor (50-31)  | 40-31     |               |                            |
| 5        | Hopkins Street | Monterey Ave  | Mc Gee Ave    | 38            | 07/09/2024    | Poor (50-31)  | 40-31     | 12/01/1989    | Reconstruct Structure (AC) |
| 5        | Hopkins Street | Mc Gee Ave    | Carlotta Ave  | 33            | 07/09/2024    | Poor (50-31)  | 40-31     | 12/01/1989    | Reconstruct Structure (AC) |
| 5        | Hopkins Street | Carlotta Ave  | Josephine St  | 34            | 07/09/2024    | Poor (50-31)  | 40-31     | 12/01/1989    | Mill & Thick Overlay       |
| 5        | Hopkins Street | Josephine St  | The Alameda   | 39            | 07/09/2024    | Poor (50-31)  | 40-31     | 07/01/1991    | Reconstruct Structure (AC) |
| 5        | Hopkins Street | The Alameda   | Sutter St     | 24            | 07/09/2024    | Failed (30-0) | 30-21     | 07/01/1991    | Mill & Thick Overlay       |

Source: Department of Public Works

<sup>7</sup> November 28, 2023 Regular City Council meeting agenda item #17: “Street Rehabilitation Five Year Plan for Fiscal Years 2024-2028.” <https://berkeleyca.gov/sites/default/files/documents/2023-11-28%20Item%2017%20Street%20Rehabilitation%20Five%20Year%20Plan.pdf>

<sup>8</sup> November 28, 2023 Regular City Council meeting agenda item #17: “Street Rehabilitation Five Year Plan for Fiscal Years 2024-2028.” <https://berkeleyca.gov/sites/default/files/documents/2023-11-28%20Item%2017%20Street%20Rehabilitation%20Five%20Year%20Plan.pdf>

**Exhibit 2: A Segment of Hopkins Street between Gilman and Sacramento with a PCI of 19, indicating a failing pavement condition**



Source: Councilmember Rashi Kesarwani

Along with paving, the pedestrian safety improvements proposed for this segment include:

- Reconstructed curb ramps
- Bulb-outs at Monterey/Hopkins (NW and NE corners with green infrastructure: 346 & 249 sq ft); Bulb-out at California/Hopkins (SE corner); Bulb-outs at all four corners at The Alameda/Hopkins, including approximately 556 sq ft of green infrastructure on the NW corner
- Relocation of the Hopkins/McGee crosswalk from west to east (requires a new north-side curb ramp)
- Raised crosswalk at Hopkins/Josephine (west side)
- Additional Rapid Flashing Beacons (RRFB), bulb-outs, pedestrian safety islands, stop signs and other types of improvements as recommended by staff to enhance safety at intersections and crossings west of Gilman Street

Given the safety concerns, the deteriorating condition of the street, and the fact that Hopkins Street has been on the paving plan for years, this referral asks the City Manager to follow through with the commitment the City made to the residents of Hopkins Street and move forward with paving the street with pedestrian safety and traffic calming measures.

### **REVIEW OF EXISTING PLANS, PROGRAMS, POLICIES AND LAWS**

Advancing paving and pedestrian safety on Hopkins will support citywide goals and address deferred maintenance, in accordance with the City's Vision Zero and Pedestrian Plans.

### **CONSULTATION/OUTREACH OVERVIEW AND RESULTS**

Councilmembers O'Keefe and Kesarwani met with the City Manager and Public Works, and both expressed interest in pursuing the project.

### **ENVIRONMENTAL SUSTAINABILITY**

The Hopkins Street paving project is subject to the City of Berkeley's Green Infrastructure (GI) requirements, which were established to comply with the San Francisco Bay Regional Water Quality Control Board's Stormwater Municipal Regional National Pollutant Discharge Elimination System (NPDES) Permit (MRP3).

### **FISCAL IMPACTS**

To be determined.

### **CONTACT**

Councilmember Shoshana O'Keefe, [sokeefe@berkeleyca.gov](mailto:sokeefe@berkeleyca.gov), (510) 981-7150

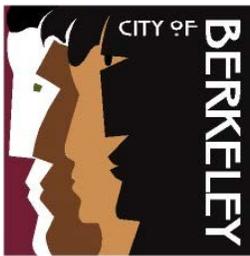
Councilmember Rashi Kesarwani, [rkesarwani@berkeleyca.gov](mailto:rkesarwani@berkeleyca.gov), (510) 981-7110

### **ATTACHMENT**

1. Budget Referral: Hopkins Street Corridor Traffic and Placemaking Study<sup>9</sup>

---

<sup>9</sup> January 28, 2018 Regular Council Meeting agenda item #28, "Budget Referral: Hopkins Street Corridor Traffic and Placemaking Study." <https://newspack-berkeleyside-cityside.s3.amazonaws.com/wp-content/uploads/2021/04/2018-01-23-Item-28-Budget-Referral-Hopkins.pdf>



**SOPHIE HAHN**

Berkeley City Council, District 5  
2180 Milvia Street, 5th Floor  
Berkeley, CA 94704  
Phone: (510) 981-7150

Email: [shahn@cityofberkeley.info](mailto:shahn@cityofberkeley.info)

CONSENT CALENDAR

January 23, 2018

To: Honorable Mayor and Members of the City Council  
From: Councilmember Sophie Hahn  
Subject: Budget Referral: Hopkins Street Corridor Traffic and Placemaking Study

RECOMMENDATION

Refer to the Budget Process the funds necessary to undertake a traffic and placemaking study of the Hopkins/Monterey/Sacramento corridor; specifically, Sacramento Street from the southern approach of Rose Street to Hopkins, Hopkins from Gilman Avenue to Sutter/Henry, and the Monterey Avenue approach to Hopkins from the North. The study should include all intersections and use a “complete streets” approach to identify improvements to be integrated into the paving and bicycle infrastructure work already scheduled for this area, and to identify additional projects to be undertaken over time, with an emphasis on pedestrian safety, bike and vehicle safety and flow, community-building and placemaking, parking, support for local businesses, green infrastructure and aesthetics. Include cost estimates, potential sources of funding and a proposed timeline for implementation of recommended improvements.

FINANCIAL IMPLICATIONS

\$200,000 to supplement existing funds for planning in the corridor, and staff time to complete the studies.

BACKGROUND

In 2017, the City of Berkeley experienced two fatalities as a result of car accidents involving pedestrians or cyclists. Both occurred in the heavily trafficked Hopkins /Sacramento/Monterey corridor (the “Hopkins Street Corridor”), one at the intersection of Hopkins and Monterey involving a pedestrian<sup>1</sup>, and the other on Sacramento Avenue near Hopkins, involving a cyclist<sup>2</sup>. These tragedies are just two of the most recent and deadly incidents in this busy area, and highlight the need for a comprehensive traffic study of the Hopkins Street Corridor. Specifically, the area of study should include Sacramento Street from the southern approach of Rose Street to Hopkins Street, Hopkins from Gilman Street to Sutter Street, and the Monterey Avenue approach to Hopkins from the North, plus all major and minor intersections.

In addition to the recent deaths in this area, there are numerous impactful conditions in the Hopkins/Monterey corridor that support the need for comprehensive study of traffic conditions

---

<sup>1</sup> <http://www.berkeleyside.com/2017/05/01/longtime-activist-69-dies-north-berkeley-crash-police-say-driver-failed-yield/>

<sup>2</sup> <http://www.berkeleyside.com/2017/02/08/cyclist-dies-north-berkeley-crash/>

and placemaking including, but not limited to:

- The busy neighborhood commercial area centered around the intersection of Hopkins Street and Monterey Ave, which attracts significant car, bicycle and pedestrian traffic on a daily basis, constant ingress and egress from parking lots and spaces, and associated delivery and other trucks;
- Numerous educational and recreational facilities in the area that involve drop-off and pick-up of youth, and/or youth pedestrians and bike riders, including at least four preschools (Mustard Seed at 1640 Hopkins St, Hopkins Pre-school at 1810 Hopkins, Sprouts at 1910 Hopkins, and Gay Austin School at 1611 Hopkins), King Middle School, King's playing fields and the adjacent park, pool, and tennis courts, St. Mary's High School and the North Branch Library;
- Two active churches;
- A high concentration of families and Senior Citizens living in the area, regularly crossing streets to access shops, recreational and ecumenical facilities and the North Branch public library;
- Hopkins and Monterey serving as major East/West access corridors with significant vehicular traffic to and from freeways and cross-town destinations (via Sacramento, San Pablo, The Alameda/MLK and Sutter/Henry/Shattuck);
- Hopkins and Sacramento serving as designated Emergency Access and Evacuation Routes<sup>3</sup>;
- California Street as a bicycle boulevard, and both Hopkins and Monterey scheduled for new bike infrastructure as part of the 2017 Berkeley Bicycle Plan;
- Several AC Transit bus lines travelling through the corridor;
- One of only two gas stations in North Berkeley located at Hopkins and MLK/Alameda, with vehicles regularly stacked in the street and intersection awaiting ingress;
- The area, in particular the commercial district at Hopkins and Monterey, serving as an important community gathering space; and
- Treasured local businesses along Hopkins that draw a neighborhood and regional clientele and benefit from pedestrian activity and lively café-seating and street-life.

In light of all of these conditions, a comprehensive planning process is warranted - if not overdue - to improve the safety and enjoyment of the corridor for all citizens and all uses.

The study should include robust community outreach and input, and address the following considerations, as well as others deemed advisable by staff or the public:

**Complete Streets/Traffic:**

- Pedestrian safety at all intersections along the corridor, in particular at Monterey and Hopkins, the site of a fatality in April of 2017;
- Bicycle lanes, parking and infrastructure, including elements anticipated as part of the 2017 Berkeley Bicycle Plan;

---

<sup>3</sup> [https://www.cityofberkeley.info/uploadedImages/Fire/Level\\_3\\_-\\_General/Wildfire%20Evacuation%20Map%202011.JPG?n=8697](https://www.cityofberkeley.info/uploadedImages/Fire/Level_3_-_General/Wildfire%20Evacuation%20Map%202011.JPG?n=8697)

- Traffic flow into and out of the corridor, with special attention to the Gilman/Hopkins, Sacramento/Hopkins, Hopkins/Monterey and Hopkins/MLK/Alameda intersections;
- Ingress and egress from the Monterey Market and the Hopkins/MLK/Alameda gas station;
- Parking, pick-up and drop-off for schools, the public library, churches and recreational facilities, including consideration of traffic management at peak times;
- AC Transit and school busses, both public and private;
- Green Infrastructure
- Addition of signalized intersections and/or adjustment of timing, turning and other features of signalized intersections; and
- Parking for employees and customers and loading for commercial vehicles.

### **Community Building/Placemaking**

- Study to include the entire neighborhood commercial area of Hopkins Street from McGee Avenue to Hopkins Court;
- Exploration of means to create additional spaces for community gathering and to increase greenery and other placemaking amenities that harmonize with existing features in the corridor, with full access for all ages and abilities;
- Ensure design and style of improvements add to the charm and character of this highly valued and historic neighborhood commercial district; and
- Any other considerations that may further enhance placemaking and the safe and vibrant use of public spaces, including improvements to hardscape and greenery and enhancement of community-building and placemaking.

### **ENVIRONMENTAL SUSTAINABILITY**

This recommendation supports Berkeley's environmental sustainability and resilience goals by encouraging biking and walking, enhancing a neighborhood shopping district with locally owned businesses that source responsibly and locally, incorporating green infrastructure, and strengthening community.

### **CONTACT PERSON**

Councilmember Sophie Hahn, Council District 5, (510) 981-7150

| Upcoming Worksessions and Special Meetings |                                                                                         |
|--------------------------------------------|-----------------------------------------------------------------------------------------|
| Scheduled Dates                            |                                                                                         |
| Jan 27 (4pm)                               | RRV Council Referral Prioritization (Part 1)                                            |
| Feb 10 (4pm)                               | RRV Council Referral Prioritization (Part 2)                                            |
| Feb 23 (6pm)                               | Special Meeting for Land Use Appeals<br>(2425 Durant, 2298 Durant, and 2029 University) |
| Feb 24 (4pm)                               | Community Health Improvement Plan (HHCS)                                                |
| March 10 (4pm)                             | Economic Dashboards (OED)                                                               |
| March 24 (4pm)                             | Berkeley Police Department Annual Report                                                |

| Unscheduled Presentations and Special Meetings |
|------------------------------------------------|
| None                                           |

| Future Information Reports                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"> <li>1. Affordable Housing Fee Feasibility Study</li> <li>2. Berkeley Fire Department Annual Report</li> </ol> |

|  |                                                                                                          |
|--|----------------------------------------------------------------------------------------------------------|
|  | <b>City Council Referrals to the Agenda &amp; Rules Committee and Unfinished Business for Scheduling</b> |
|  | None                                                                                                     |

| CITY CLERK DEPARTMENT                                                               |                      |                       |                   |
|-------------------------------------------------------------------------------------|----------------------|-----------------------|-------------------|
| WORKING CALENDAR FOR SCHEDULING LAND USE MATTERS<br>BEFORE THE CITY COUNCIL         |                      |                       |                   |
| Address                                                                             | Board/<br>Commission | Appeal Period<br>Ends | Public<br>Hearing |
| <b>NOD – Notices of Decision</b>                                                    |                      |                       |                   |
|                                                                                     |                      |                       |                   |
|                                                                                     |                      |                       |                   |
|                                                                                     |                      |                       |                   |
|                                                                                     |                      |                       |                   |
| <b>Public Hearings Scheduled</b>                                                    |                      |                       |                   |
| 2109 Virginia Street (Demolish 2-story commercial building)                         | ZAB                  |                       | 1/27/2026         |
| 2425 Durant Avenue (demolish existing, and construct new residential building)      | ZAB                  |                       | 2/23/2026         |
| 2298 Durant & 2360 Ellsworth Street (construct residential building)                | ZAB                  |                       | 2/23/2026         |
| 2029 University Avenue (Multifamily) (construct 23-story residential building)      | ZAB                  |                       | 2/23/2026         |
| 2029 University Avenue (Student-Oriented) (construct 23-story residential building) | ZAB                  |                       | 2/23/2026         |
|                                                                                     |                      |                       |                   |
| <b>Remanded to ZAB or LPC</b>                                                       |                      |                       |                   |
|                                                                                     |                      |                       |                   |
|                                                                                     |                      |                       |                   |
|                                                                                     |                      |                       |                   |
| <b>Notes</b>                                                                        |                      |                       |                   |
|                                                                                     |                      |                       |                   |
| ZAB: Zoning Adjustments Board                                                       |                      |                       |                   |
| LPC: Landmarks Preservation Commission                                              |                      |                       |                   |

1/9/2026

