



PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, July 1, 2026 at 6:30 PM

North Berkeley Senior Center

1901 Hearst Ave. Berkeley, CA

Commission Members:

Chair Emily Marthinsen, Vice-Chair Savlan Hauser, Commissioner Blaine Merker, Commissioner Benjamin Bechtolsheim, Commissioner Darrell Owens, Commissioner Christina Oatfield, Commissioner Charles Kahn, Commissioner Alfred Twu, Commissioner Angela Wang

This meeting will be conducted in a hybrid model with both in-person and virtual attendance. Attend this meeting remotely using **Zoom** <https://cityofberkeley-info.zoomgov.com/j/1651507748>. 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: 165 150 7748**. 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.

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. Questions regarding this matter may be addressed to Alisa Shen, ashen@berkeleyca.gov, 510-981-7409.

1. Roll Call

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 (Chochen-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 Matters

4. Order of Agenda

5. Chairperson Report

The Commission Chair may make announcements or provide information to the Commission in the form of an oral report. The Commission will not take action on such items but may request the items be placed on a future agenda for discussion.

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. Minutes for Approval

Draft minutes for the Commissions consideration and approval.

[Minutes of June 3, 2026](#)

From: Commission Secretary

Recommendation: Approve the draft minutes of the June 3, 2026 meeting.

10. Action and Discussion Items

*The public may comment on each item listed on the agenda for action as the item is taken up. Following review and discussion of the items listed below, the Commission may continue an item to a future Commission meeting. **No Action can be taken on items that are not noticed on the published agenda.***

A. [Public Hearing: Tentative Tract Map #8760 for 1155-1163 Hearst Avenue](#)

From: Justin Horner, Principal Planner

Recommendation: Hold a Public Hearing to approve Tentative Tract Map #8760 and recommend that the City Council review and certify the map pursuant to Berkeley Municipal Code (BMC) Section 21.16.047, subject to the attached Findings and Conditions, and consistent with Berkeley's Tentative Maps Ordinance (BMC Chapter 21.16), applicable condominium conversion requirements, the Subdivision Map Act, and the Berkeley General Plan.

B. [Discussion: Ashby BART West Lot Objective Design Standards](#)

From: Alisa Shen, Principal Planner

Recommendation: Receive an informational presentation about the Ashby BART West Lot Preliminary Objective Design Standards.

- C. [Action: Planning Commission Work Plan FY 2026-2027](#)
From: Alisa Shen, Principal Planner
Recommendation: Review and approve the Planning Commission Work Plan for Fiscal Year 2026 - 2027.
- D. [Action: Gentrification Referral](#)
From: Justin Horner, Principal Planner
Recommendation: Provide direction to respond to the City Council's 2019 referral to *Research and Recommend Policies to Prevent Displacement and Gentrification of Berkeley Residents of Color and African Americans*

11. Information Items

None.

12. Correspondence

[Correspondence Received before Noon, June 24, 2026.](#)

13. Next Commission Meeting

Wednesday September 2nd, 2026, 6:30 PM

14. Adjournment

Correspondence and Notices

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.

- **To distribute correspondence for inclusion in the agenda packet** -- submit comments **by 12:00 noon, Wednesday June 24, 2026.**
- **Late Communications** must be submitted **by 12:00 noon, Tuesday, June 30, 2026.** 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.

Notice of Public Record

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.

Any writings or documents provided to a majority of the commission regarding any item on this agenda will be made available for public inspection at Planning and Development Department, Land Use Division located at 1947 Center Street, 2nd Floor, Berkeley, CA.



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.

Video and audio recordings of the Planning Commission meetings are available upon request. Please contact PlanningPC@berkeleyca.gov to obtain a recording.

Certification of public posting

I hereby certify that the agenda for this meeting of the Berkeley City Commission 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 June 24, 2026.

A handwritten signature in black ink, appearing to read 'Alisa Shen'.

Alisa Shen, Planning Commission Secretary