

## PARKS, RECREATION, AND WATERFRONT COMMISSION

### Regular Meeting

Wednesday, November 12, 2025, 7:00 P.M.  
Frances Albrier Community Center - auditorium  
2800 Park Street, Berkeley, CA 94702

### Agenda

- The Commissions may discuss any items listed on the agenda, but may take action only on items identified as Action.
  - Public Comment on agenda items shall be heard at each item (2 minutes per speaker).
1. **Call to Order** (chair).
  2. **Roll Call** (Secretary).
  3. **City of Berkeley Land Acknowledgement:** <sup>1</sup>
  4. **Action: Approval of Agenda.** (chair)
  5. **Action: Approval of Minutes** for Wednesday, October 8, 2025 (chair).\*
  6. **Public Comment** (2 min each).
  7. **Chair's Report/Discussion.**
  8. **Director's Report:** Update on special events, community engagement, capital and maintenance projects, forestry, recreation (Ferris/Erickson).
  9. **Discussion/Action:** PRW Commission meeting schedule for calendar year 2026 (Miller).
  10. **Discussion:** Possible Tour of Parks dates (Miller):
    - Thursday, February 5, 2026, 8:30am and
    - Thursday, April 9, 2026, 8:30am.
  11. **Discussion:** Fire at Codonices Creek/Status of Area (Ferris).
  12. **Discussion:** PRW Budget Orientation (Dadap-Wilson).\*\*
  13. **Discussion:** Marina Fund Presentation (Ferris/Erickson).\* (see link at: <https://berkeleyca.gov/sites/default/files/legislative-body-meeting-attachments/2025-10-28%20Item%2003%20Marina%20Fund%20Update%20Presentation.pdf>)
  14. **Discussion:** Proposed Recreation and Waterfront Fees (Erickson).\*
  15. **Information Reports:** Recent PRW Council Reports.\*
  16. **Future Agenda Items:** Nexus Study; Public Art in Aquatic Park (Lavvorn); Dog Parks locations.
  17. **Communications.**\* F. Messner, General Plan Update events on Environmental Justice and Safety, 10/22/2025; Link to 2025-26 Winter Activity Guide: [winter-activity-guide.pdf](#) <sup>2</sup>; C. Antinori, 11/06/2025.
  18. **Next PRW Commission meeting:** Wednesday, January 14, 2026.
  19. **Adjournment.**
    - \* document is attached to agenda packet and on the commission website.
    - \*\* document will be provided at the meeting.

<sup>1</sup> Text of the City of Berkeley Land Acknowledgement: <https://berkeleyca.gov/sites/default/files/legislative-body-meeting-agendas/SSCOC%20Agenda%20and%20Memorandum%20July%202%2C%202025.pdf>

<sup>2</sup> Winter 2026 Activity guide: <https://berkeleyca.gov/sites/default/files/documents/winter-activity-guide.pdf>

**Agenda**

**ADA Disclaimer:** This meeting is being held in a wheelchair accessible location. To request disability-related accommodations to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6418 (V) or 981-6347 (TDD) at least three business days before the meeting date. Please refrain from wearing scented products to this meeting.

**SB343 Disclaimer:** 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 Parks Recreation & Waterfront Department Office at 2180 Milvia Street, Berkeley, CA.

**Communications Disclaimer:** 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.** All communications to the Commission should be received at least 10 days before the meeting date. 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 commission or committee for further information.

**Commission Information:** The agenda packets for the Parks and Recreation Commission and the Waterfront Commission are available for review at [www.cityofberkeley.info/commissions](http://www.cityofberkeley.info/commissions); the Berkeley Main Library and the Parks Recreation & Waterfront Department Office at 2180 Milvia Street –3<sup>rd</sup> Floor, during their normal business hours. If you have questions, call Commission Secretary, Roger Miller at 981-6704 at 2180 Milvia Street, Berkeley, CA 94704 or by email at [rmiller@berkeleyca.gov](mailto:rmiller@berkeleyca.gov)

**MISSION STATEMENT – PARKS AND WATERFRONT:** Reviews and advises the City Council on issues related to all City/public parks, open space, greenery, pools, programs, recreation centers, the Waterfront, and resident camps: their physical conditions, policies, projects, programs, planning efforts, activities, and funding; early childhood education programs; and animal care issues in parks.

**COMMISSION MEMBERS**

<b>Mayor-</b>	<b>District 3 - Ben Nash</b>	<b>District 6 - Liliana Cardile</b>
<b>District 1 - Carrie Rybczynski</b>	<b>District 4 - Mary Muszynski</b>	<b>District 7 - Ysabela Philip</b>
<b>District 2 - Leigh Stewart</b>	<b>District 5 - Allen Samelson</b>	<b>District 8 - Allan Abshez</b>

**Current assignments**

Subcomm on dogs and parks (07-09-2025)  
(Nash; Stewart)  
Subcomm on parks impact fee (07-09-2025)  
(Abshez; Rybczynski)  
Subcom on Waterfront Fees (10-08-2025)  
(Abshez; Philip)  
Subcomm on City bond measure 2026 (10-08-25)  
(Muszynski; Nash; Samelson; Stewart)

Liaison - Civic Arts in Parks – Carrie Rybczynski

**Agenda**

## 2025 Commission Meeting Dates

Name of Commission: Parks, Recreation, and Waterfront Commission

Commission Secretary: Roger Miller

Location: Frances Albrier Community Center, 2800 Park St

Month	Meeting Day and Date (2 <sup>nd</sup> Wednesday per month)	Time	Notes
<b>2025</b>			
<b>January</b>	Wednesday, January 8	7:00 p.m.	Regular Mtg
<b>February</b>	<b>Thursday, February 6</b>	8:30am	Special (park site visits)
<b>February</b>	<b>Thursday, February 13</b>	7:00 p.m.	Regular Mtg
<b>March</b>	Wednesday, March 12	7:00 p.m.	Regular Mtg
<b>April</b>	Wednesday, April 9	7:00 p.m.	Regular Mtg
<b>April 10</b>	<b>Thursday, April 10</b>	8:30am	Special (park site visits)
<b>May</b>	Wednesday, May 14	7:00 p.m.	Regular Mtg
<b>June</b>	Wednesday, June 11	7:00 p.m.	Regular Mtg
<b>July</b>	Wednesday, July 9	7:00 p.m.	Regular Mtg
<b>August</b>	No meeting		
<b>September</b>	Wednesday, September 10	7:00 p.m.	Regular Mtg
<b>October</b>	Wednesday, October 8	7:00 p.m.	Regular Mtg
<b>November</b>	Wednesday, November 12	7:00 p.m.	Regular Mtg
<b>December</b>	No Meeting		
<b>2026</b>			
<b>January</b>	<i>Wednesday, January 14</i>	<i>7:00 p.m.</i>	<i>Regular Mtg</i>

**PARKS, RECREATION AND WATERFRONT COMMISSION  
Regular Meeting**

October 8, 2025, 7:00 P.M., Frances Albrier Community Center, 2800 Park St

**Minutes - Draft**

1. **Call to Order** (Chair). 7pm
2. **Roll Call** (Secretary). Present: Abshez; Cardile; Muszynski; Nash; Philip; Rybczynski; Samelson; Stewart; Absent: none.
3. **City of Berkeley Land Acknowledgement:**<sup>3</sup>
4. **Action: Approval of Agenda.** (chair) (M/S/C: Rybczynski/Nash/U): Ayes: Abshez; Cardile; Muszynski; Nash; Philip; Rybczynski; Samelson; Stewart; Noes: none; Absent: none.
5. **Action: Approval of Minutes** for Wednesday, September 10, 2025 (chair).\* (M/S/C: Rybczynski/Nash/U): Ayes: Abshez; Cardile; Muszynski; Nash; Philip; Rybczynski; Samelson; Stewart; Noes: none; Absent: none.
6. **Public Comment** (2 min each). a) Sara Anderson, Cal Sailing Club; b) Claudia Kawczynska, commission; c) Susan Schwartz, Codornices Creek; d) Jim McGrath, dock.
7. **Chair's Report/Discussion** (Abshez). New commissioners introduced (Stewart; Muszynski; Samelson; Philip).
8. **Departmental Overview for New Commission Members:** (Erickson/Miller).\* Overview was provided.
9. **Director's Report:** Update on special events, community engagement, capital and maintenance projects, forestry, recreation (Erickson). Update was provided.
10. **Discussion/Action:** Potential November 2026 bond measure for city facilities and parks projects (Councilmember Taplin) (Erickson/Abshez).\* Discussion was held. Public comment: a) Jim McGrath. The Commission M/S/C (Abshez/Rybczynski) to create a subcommittee for one year to study the potential 2026 bond measure with the following appointees: Muszynski; Nash; Samelson; Stewart. Ayes: Abshez; Cardile; Muszynski; Nash; Philip; Rybczynski; Samelson; Stewart; Noes: none; Absent: none.
11. **Discussion/Action:** Create subcommittee on proposed Waterfront Fees (chair). Discussion was held. Chair Abshez appointed commissioner Philips to join him on the subcommittee for Waterfront Fees. Public Comment: a) Claudia Kawczynska; b) Emma Chrisman; c) Sara Anderson.
12. **Discussion:** Update on Throne portable toilet pilot program in Berkeley (Miller).\* Update was provided.
13. **Discussion/Action:** Potential Fitness Court locations in Berkeley (Miller).\* Update was provided. Public Comment: a) Gordon Stout.
14. **Discussion:** Addressing Litter, Graffiti, and Beautification issues in Berkeley – the Caltrans Clean California Grant Proposal (Miller).\* Discussion was held.
15. **Information Reports:** Recent PRW Council Reports.\*
16. **Future Agenda Items:** 3-on-3 basketball tournament; Public Art in Aquatic Park (Lavvorn); Citywide Accessibility Plan; Dog Parks locations.
17. **Adjournment.** 8:30pm.

<sup>3</sup> Text of the City of Berkeley Land Acknowledgement:

<https://berkeleyca.gov/sites/default/files/legislative-body-meeting-agendas/SSCOC%20Agenda%20and%20Memorandum%20July%202%2C%202025.pdf>

Agenda Item 5. Minutes

\* document is attached to agenda packet and on the commission website.

\*\* document will be provided at the meeting.

- Commissioners in attendance: 8 of 8 appointed.
- Public in attendance: 8
- Public speakers: 8

**\*Note:** For any handouts distributed at the meeting, please see the Draft Minutes for October 8, 2025, on the Parks, Recreation, and Waterfront Commission webpage at the following link online:

<https://berkeleyca.gov/your-government/boards-commissions/parks-recreation-and-waterfront-commission>

## 2026 Commission Meeting Dates

Name of Commission: Parks, Recreation, and Waterfront Commission

Commission Secretary: Roger Miller

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<b>December</b>	No Meeting		
<b>2027</b>			
<b>January</b>	Wednesday, January 13	7:00 p.m.	Regular Mtg



# Summary

1. Marina Fund history and background
2. Current factors affecting Marina Fund:
  - CIP
  - Occupancy
  - Doubletree
  - 199 Seawall
  - Potential new revenue in FY27
3. Marina Fund budget FY27-28: 3 options

# Marina Fund = Berkeley Waterfront

- 1.8 miles of streets
- 11 parking lots
- 2,219 parking spaces
- 5 miles of pathways/trails
- Marina docks
  - 1,023 berths
  - 6 berther restrooms
- Public Access Docks
  - 3 docks at South Cove
  - Launch Ramp
  - Charter boat access dock
- Office buildings:
  - 201 University – Marina office
  - 125-127 University
- Doubletree Hotel
- Restaurants
  - Skates
  - Hana Japan
  - Berkeley Boathouse
- Yacht Club
- Boatyard (*Marine Center*)
- 199 Seawall (*Hs Lordships*)
- Adventure Playground
- Shorebird Nature Center
- 4 public restrooms
- Berkeley Pier



# Marina Fund History

- Established in 1964 to receive a \$1.8M State loan to build the Waterfront.
- Revenue from slips and hotel/restaurant leases was expected to cover the costs of debt service, maintenance and operations of the entire Waterfront.
- Since then, Waterfront has grown: more land area, parks, recreation programs, etc., without offsetting revenue.
- Marina Fund unable to absorb capital replacement costs.
- Revenues are vulnerable to economic swings (COVID) and safety concerns.
- Combination of factors make it challenging for Marina Fund to overcome longstanding structural deficit.

# Marina Fund Financial Context

## Structural Deficit

- Structural deficit for last 25+ years, driven by:
  - Post-2000 and 2008 economic downturns:
    - Users pull boats out of the water.
    - Restaurant and hotel revenue decrease.
  - Safety issues 2015-2019 led to berther exodus / Hs Lordships closing
  - Aging infrastructure + no capital reserves => \$131M in unfunded needs
  - COVID-19: major hit to hotel/restaurant revenue

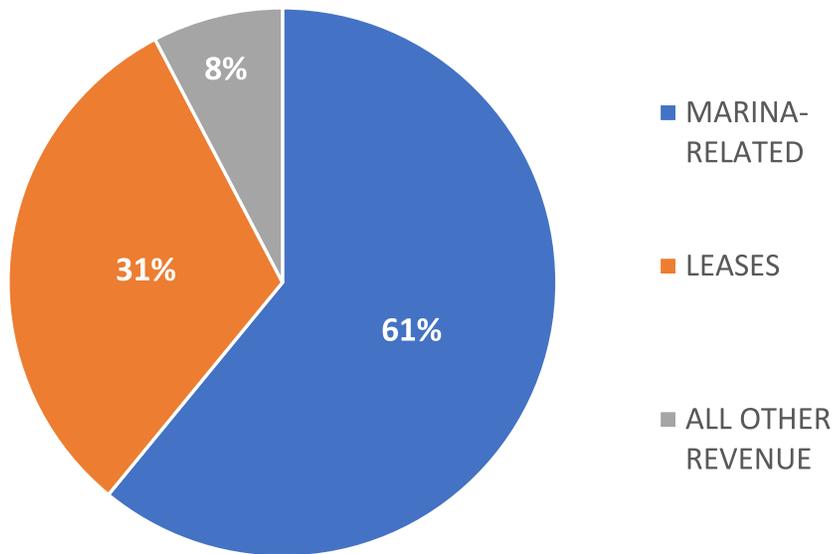
# Marina Fund Financial Context

## General Fund and Parks Tax Support

- FY22: \$1.4M in ARPA funds
- FY23: \$1.15M in ARPA funds
- FY24: \$800k in cost shifts to other funds / \$5.5M from Workers Comp fund for capital projects
- FY25: \$850k in reduced indirect costs and Workers Comp holiday; cost shifts to other funds; capital projects funded by GF
- FY26: \$1.4M in GF transfer, \$360k in reduced indirect costs and Workers Comp holiday; capital projects funded by GF
- FY26: Parks Tax Measure Y goes into effect.
  - Shifts \$1.579M in Waterfront park and landscape costs off Marina Fund to Parks Tax.

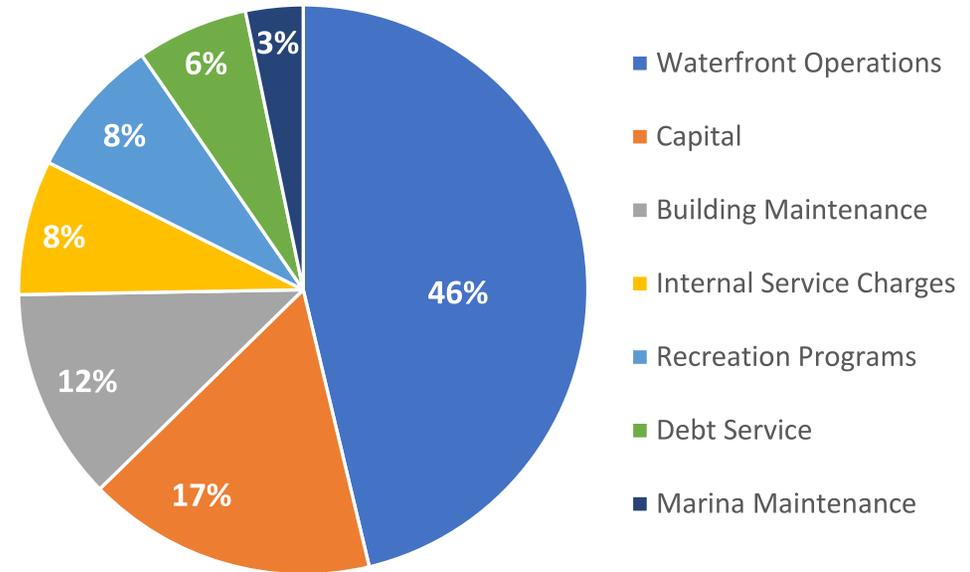
# Marina Fund Revenue and Expenditures

**Revenue Sources  
(based on FY26 Adopted)**



**FY26 Adopted Revenue \$7,439,162**

**Expenditures  
(based on FY26 Adopted)**



**FY26 Adopted Expenditures \$7,663,273**

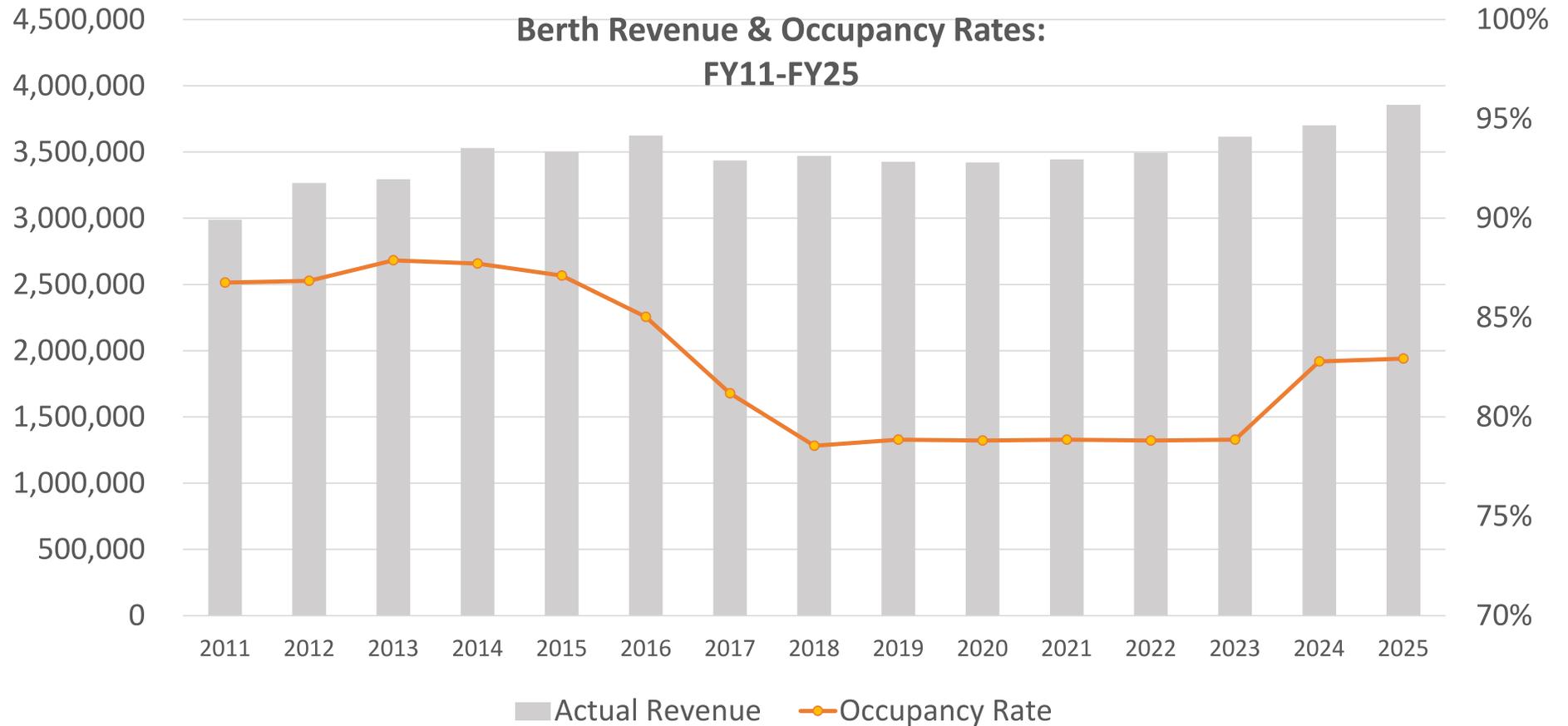
# Waterfront CIP Update

## “\$50 million reasons to boat with Berkeley”

- South Cove East Dock Repairs (\$175k)
- South Cove Middle Dock ADA Gangway (\$125k)
- South Cove West Parking Lot (\$2.185M)
- D&E Dock Replacement (\$10M)
- J&K Lot / Gateway Pier / Bay Trail (\$2M)
- K Dock Restroom (\$679k)
- O&K Electrical Upgrades (\$1.785M)
- Main Harbor Dredging (\$5.2M)
- Eastern Pathway Shoreline Resiliency (\$385k)
- South Cove Seawall Replacement (\$385k)
- South Cove Dredging (\$407k)
- Berkeley Pier/Ferry (\$11.1M)



# Berther Occupancy Update



# Increase in Berther Occupancy

- Occupancy rate now: **83%**
- Target occupancy by FY27: **88%** (50 new berthers)
  - Assumption in fund forecast: 86% (30 new berthers)
- Each percent increase in occupancy adds approx. **\$50k/year**

## How to get there?

- Marketing strategies:
  - Advertisements
  - Direct marketing: regional boaters, yacht brokers & boat shows
  - Recruitment events: Salmon Weekend, open houses, Marina partners
  - Incentives for new and existing berthers

# Doubletree Update

- Hotel paid their full balance through September: \$964,682.
  - \$129,437            Percentage rent, 2024
  - \$96,210            Percentage rent, 2025 through Q2
  - \$739,035           Base rent, Jan-Sept 2025
  
- Future payments uncertain

Rent Payments	Calendar Year								
	2019	2020	2021	2022	2023	2024	2025 (City est.)	2026 (City est.)	2027 (City est.)
Base rent	\$639,929	\$841,596	\$850,354	\$883,186	\$936,177	\$962,388	\$985,830	\$1,010,014	\$1,035,264
Percentage rent	\$810,620	\$0	\$42,417	\$287,761	\$206,218	\$205,883	\$184,000	\$200,000	\$200,000
<b>Total rent</b>	<b>\$1,450,549</b>	<b>\$841,596</b>	<b>\$893,271</b>	<b>\$1,170,947</b>	<b>\$1,142,395</b>	<b>\$1,168,271</b>	<b>\$1,169,830</b>	<b>\$1,210,014</b>	<b>\$1,235,264</b>

# 199 Seawall Update

- City is in an exclusive negotiating agreement with TSA Holdings (expires 11/6/25), to negotiate a lease for 199 Seawall.
- Council cannot authorize a lease until the project has completed environmental review. Option Agreement would give TSA the option to enter into the lease after environmental review is complete.
- Staff is negotiating with TSA now.
- Un-leased property costs the Marina Fund approx. \$200k/year for security, utilities, insurance, and basic repairs.
- New lease revenue is not expected for 6 years, but would eliminate \$200k in MF expenses.

## Potential “New” Revenue, FY27

- Staff estimate an additional \$440,000 can be raised in Marina Fund revenue through a mix of new fees, and updated leases/licenses:

\$250,000	Marina fees
\$100,000	Recreation fees/programs
<u>\$90,000</u>	Leases/licenses
<b>\$440,000</b>	<b>FY27 Estimated New Revenue</b>

# Marina Fee Increases (est. \$250k in FY27)\*

- \$150k Berth rental fee increase (+3% in FY27 and FY28)
- \$43k Electricity surcharge increase (+40%; unchanged since 2015)
- \$27k Liveaboard/houseboat fee increase (+\$30/mo)
- \$10k Launch ramp fee increase (+\$3/day)
- \$20k Parking passes for additional vehicles for berthers (\$200/year)
  - *Berthers will be given 1 free pass per registered owner.*

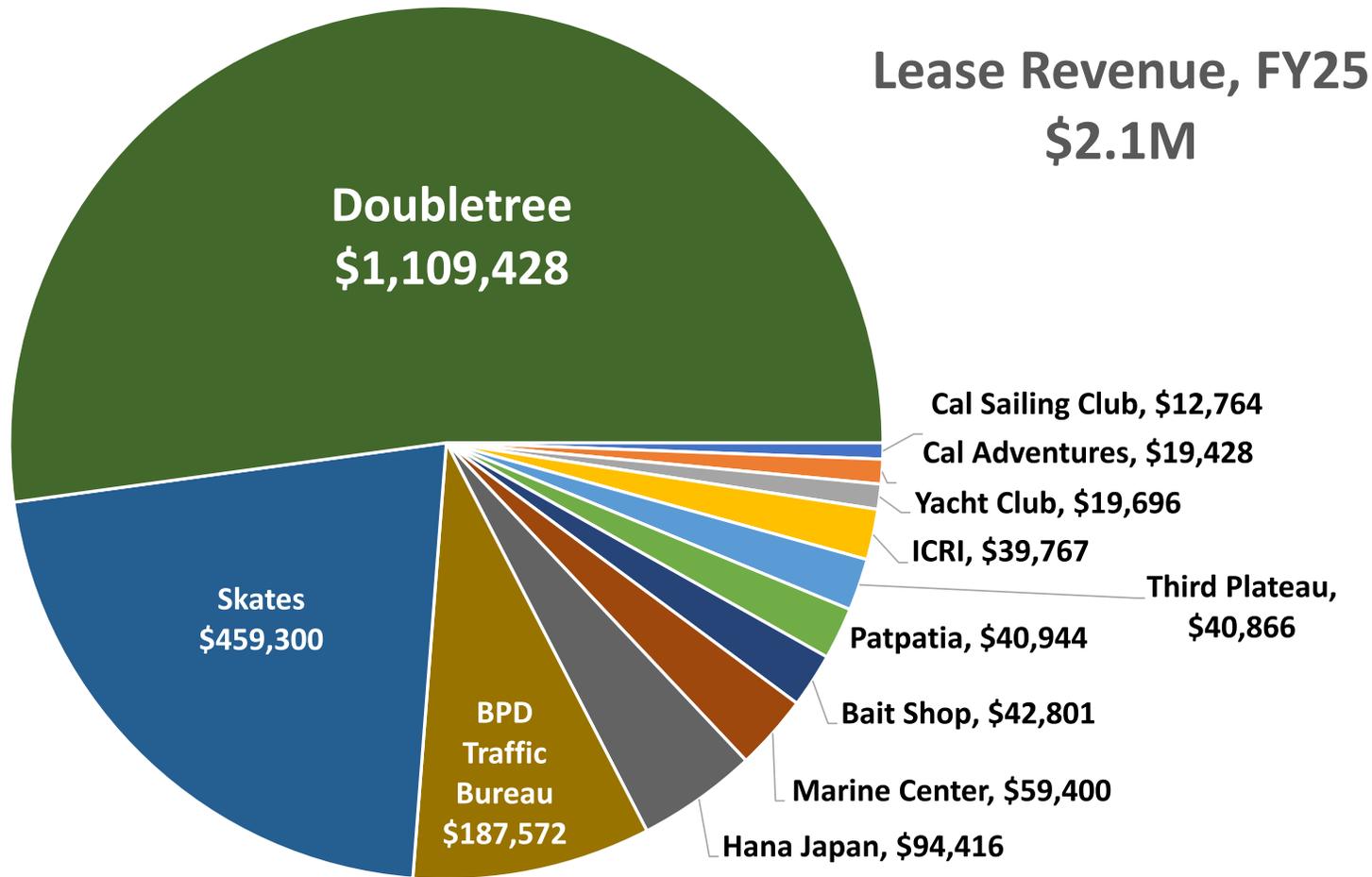
*\*Pending Council approval in December, PRW Commission review in November*

## Recreation Fees and New Programs (est. \$100k)\*

- \$70k STEM summer and school break camps at Shorebird
- \$13k Adventure Playground birthday packages (new fee of \$400, 20 ppl for 2-hrs)
- \$7k Afterschool programs at Shorebird Nature Center
- \$6k Nature Center birthday packages (new fee of \$500, 20 ppl for 2-hrs)
- \$4k Nature Center classroom programs (increase in group rate by \$35/hr; no change since 2017)

*\*Pending Council approval in December, PRW Commission review in November*

# Lease Revenue



# Increase revenue from leases/licenses (\$90k)

Tenant	Lease Status / Notes
BPD / Traffic Bureau	Expires in 2027
Patpatia & Associates	Expires in 2026
International Child Rescue Institute	In holdover, no increase since 2015
Leventhal Kline/Third Plateau	In holdover, no increase since 2015
Cal Sailing Club	In holdover, no increase since 2019
Cal Adventures	In holdover, no increase since 2015
BRCC (Dragonboat club)	Needs agreement
Roaming Bean Coffee	Expires in 2026
Bait Shop	Expires at end of 2025, will go into holdover

# What does this mean for the Marina Fund in FY26 and for the FY27-28 budget?



## Option 1 – No Doubletree rent; no “new” revenue

- Doubletree pays no rent, starting October 2025
- Assumes no additional “new revenue” (\$440k/yr starting in FY27).

## Assumptions

Starting in FY27:

- No cost reduction to 199 Seawall premises related to lease.
- Indirect cost rate increases from 17% to 23%: \$150k/year additional cost
- No continued workers comp holiday: \$117k/year additional cost
- Escalation on internal service charges, utilities, etc. does not exceed 3%

# MF Option 1: No Doubletree rent; no “new” revenue

Marina Fund	2025	2026	2027	2028	2029
Starting balance	2,815,668	1,250,192	854,927	(621,515)	(2,156,076)
Revenue	6,773,672	8,290,812	6,309,699	6,392,091	6,392,091
<i>Leases</i>	2,015,671	1,987,342	1,048,227	1,074,432	1,101,293
<i>Berthers</i>	3,854,486	3,970,121	4,089,225	4,191,455	4,296,242
<i>Other</i>	903,515	2,333,348	1,172,248	1,186,704	1,201,573
Expenditures	8,339,148	8,686,077	7,786,140	7,987,153	8,154,098
Operating Surplus/(Loss)	(1,565,475)	(395,266)	(1,476,441)	(1,636,792)	(1,762,007)
Ending balance	1,250,192	854,927	(621,515)	(2,258,307)	(3,918,083)
Reserve Rate	18%	10%	-10%	-36%	-61%

# What does this mean for the Marina Fund in FY26 and for the FY27-28 budget?



## Option 2 – Doubletree pays full rent, plus “new” revenue

- Doubletree continues to pay as expected, per the lease
- Assumes additional “new revenue” (\$440k/yr starting in FY27).

## Assumptions

Starting in FY27:

- No cost reduction to 199 Seawall premises related to lease.
- Indirect cost rate increases from 17% to 23%: \$150k/year additional cost
- No continued workers comp holiday: \$117k/year additional cost
- Escalation on internal service charges, utilities, etc. does not exceed 3%

# MF Option 2

## Doubletree revenue, plus “new” revenue

Marina Fund	2025	2026	2027	2028	2029
Starting balance	2,815,668	1,250,192	1,681,751	1,843,924	1,977,942
Revenue	6,773,672	9,117,636	7,948,313	8,121,171	8,298,402
<i>Leases</i>	<i>2,015,671</i>	<i>2,814,167</i>	<i>2,246,841</i>	<i>2,303,012</i>	<i>2,360,587</i>
<i>Berthers</i>	<i>3,854,486</i>	<i>3,970,121</i>	<i>4,089,225</i>	<i>4,191,455</i>	<i>4,296,242</i>
<i>Other</i>	<i>903,115</i>	<i>2,333,348</i>	<i>1,612,248</i>	<i>1,626,704</i>	<i>1,641,573</i>
Expenditures	8,339,148	8,686,077	7,786,140	7,987,153	8,154,098
Operating Surplus/(Loss)	(1,565,475)	431,559	162,173	134,018	144,304
Ending balance	1,250,192	1,681,751	1,843,924	1,977,942	2,122,246
Reserve Rate	18%	18%	23%	24%	26%

# What does this mean for the Marina Fund in FY26 and for the FY27-28 budget?

A blue wavy banner with the word "Hybrid" written in white italicized font.

## Option 3 – Doubletree pays half rent, plus “new” revenue

- Doubletree pays half rent, starting October 2025
- Assumes additional “new revenue” (\$440k/yr starting in FY27).

## Assumptions

Starting in FY27:

- No cost reduction to 199 Seawall premises related to lease.
- Indirect cost rate increases from 17% to 23%: \$150k/year additional cost
- No continued workers comp holiday: \$117k/year additional cost
- Escalation on internal service charges, utilities, etc. does not exceed 3%

# MF Option 3 - Hybrid

## Doubletree pays only half rent, plus “new” revenue

Marina Fund	2025	2026	2027	2028	2029
Starting balance	2,815,668	1,250,192	1,224,444	805,635	344,146
Revenue	6,773,672	8,660,329	7,367,331	7,525,664	7,688,007
<i>Leases</i>	2,015,671	2,356,859	1,665,859	1,707,505	1,750,193
<i>Berthers</i>	3,854,486	3,970,121	4,089,225	4,191,455	4,296,242
<i>Other</i>	903,115	2,333,348	1,612,248	1,626,704	1,641,573
Expenditures	8,339,148	8,686,077	7,786,140	7,987,153	8,154,098
Operating Surplus/(Loss)	(1,565,475)	(25,749)	(418,809)	(461,489)	(466,090)
Ending balance	1,250,192	1,224,444	805,635	344,146	(121,944)
Reserve Rate	18%	14%	11%	5%	-2%

**Proposed Recreation Fees**

PRW Commission

11/12/25

**1. Adventure Playground Birthday Party Package**

Over the past years, City recreation staff have received increased community feedback requesting expanded access to birthday party packages that align with existing field trip experiences. Families have expressed a desire for convenient, on-site celebrations that allow them to enjoy Adventure Playground and programmed activities while also securing nearby amenities such as picnic spaces and tables. While many residents currently reserve group rates for Adventure Playground and then relocate outside facility boundaries for picnic use, the proposed birthday party package consolidates all activity needs in one area.

The proposed birthday party package with a fee of \$325 will offer families a 2-hour reservation, a group orientation and their own covered space with picnic tables. Additional add-on is available for \$150 and will include one-hour of structured activity facilitated by trained recreation staff, access to designated private space, and curated equipment options depending on the activity type. The fee is needed to cover costs of the program, and the rates are competitive compared to similar programs elsewhere.

<b>Program/Site</b>	<b>Fee (Per Hour)</b>
Tilden Merry Go Round	\$120.00
<b>City of Berkeley (Proposed)</b>	<b>\$162.50</b>
Swings and Wings (Indoor Trampolines)	\$183.75
Sticky Art Lab	\$190.00
Fairyland	\$205.00

**2. Naturalist Birthday Party Package**

The Nature Center has received many requests over the years to offer birthday party packages. This new birthday party package will include a three-hour picnic reservation with tables and chairs under the trellised area between the Nature Center and the

Nature Center Classroom, along with a one-hour naturalist program from trained City staff.

The proposed fee is \$425. The proposed Program packages will include structured activity blocks facilitated by trained recreation staff, access to designated private space, covered picnic tables, and curated equipment options depending on the activity type. The fee is needed to cover costs of the program, and the rates are competitive compared to similar programs elsewhere.

<b>Program/Site</b>	<b>Fee (Per Hour)</b>
Sulphur Creek Nature Center – Hayward (HARD)	\$140.00
<b>City of Berkeley – (Proposed)</b>	<b>\$213.00</b>
Lindsey Wildlife Museum	\$220.00
Chabot Space & Science Center	\$240.00
CuriOdyssey	\$312.00
Aquarium of the Bay	\$425.00
Things that Creep	\$499.00

### 3. Naturalist Classroom Program

Shorebird Park Nature Center has garnered a reputation for delivering a broad range of exceptional science and environmental education programs for the public. For decades we have offered 3-hour field trips to local school groups, however, the current fee of \$200 has not changed since May 16, 2017. The proposed fee increase to \$300 is needed due to the rising costs associated with specialized equipment and materials, facility maintenance and staffing. We are also proposing a fee increase from \$65 to \$100 for our one-hour long Naturalist Classroom Program to offset costs. Fees are competitive compared to similar programs elsewhere.

<b>Program/Site</b>	<b>Fee (Per Hour)</b>
<b><i>City of Berkeley – (Current)</i></b>	<b><i>\$67.00</i></b>
<b><i>City of Berkeley – (Proposed)</i></b>	<b><i>\$100.00</i></b>
Hayward – HARD (Wetland Ecology)	\$119.00
KIDS for the Bay	\$125.00
Chabot Space & Science Center	\$150.00
CuriOdyssey	\$156.25
Hayward - HARD (Naturalist)	\$165.00
Lindsey Wildlife Museum	\$188.00

**4. Community Center Facility Rental Fees**

The City has not increased facility fees since May 16, 2017. A comparative analysis with neighboring municipalities also indicates that Berkeley’s facility rental fees have remained comparatively low, despite increasing operational demands. A 20% increase would still put Berkeley at the bottom of the comparable rental prices, but would help alleviate rising costs.

**Auditorium/Social Hall/Willard Community Room – Per Hour Fee Comparison**

<b>Agency</b>	<b>Resident Rate</b>	<b>Non-Resident Rate</b>
<b><i>City of Berkeley (Current)</i></b>	<b><i>\$67</i></b>	<b><i>\$82</i></b>
<b><i>City of Berkeley (Proposed)</i></b>	<b><i>\$80</i></b>	<b><i>\$96</i></b>
City of Oakland (DeFremery Social Hall)	\$90	\$90
City of Oakland (Arroyo Social Hall)	\$120	\$140
City of Albany	\$132	\$171
City of Piedmont – Veteran’s Memorial Building	\$135	\$213

<b>Agency</b>	<b>Resident Rate</b>	<b>Non-Resident Rate</b>
City of Richmond – Nevin Community Center	\$139	\$139
City of Richmond – Richmond Rec. Complex	\$158	\$158
City of Piedmont – Community Hall	\$176	\$407
City of El Cerrito	\$231	\$231
City of Lafayette – Live Oak Room	\$250	\$250
City of Lafayette – Jennifer Russell	\$275	\$275

**Fireside Room/Community Room/Willard Community Room (Half) – Per Hour Fee Comparison**

<b>Agency</b>	<b>Resident Rate</b>	<b>Non-Resident Rate</b>
City of Oakland – Bushrod	\$50	\$60
<b>City of Berkeley (Current)</b>	<b>\$52</b>	<b>\$62</b>
<b>City of Berkeley (Proposed)</b>	<b>\$62</b>	<b>\$74</b>
City of Oakland – Charles Porter Multipurpose	\$65	\$80
City of Oakland – Carmen Flores	\$75	\$75
City of Albany	\$78	\$78
City of Lafayette – Sequoia Room	\$100	\$100
City of Richmond	\$104	\$104
City of El Cerrito	\$117	\$117

**Game Room/Arts & Crafts/Meeting Rooms – Per Hour Fee Comparison**

<b>Agency</b>	<b>Resident Rate</b>	<b>Non-Resident Rate</b>
City of Oakland – Carmen Flores Meeting Room	\$40	\$50
City of Oakland – deFremery	\$40	\$50
<b>City of Berkeley (Current)</b>	<b>\$46</b>	<b>\$55</b>
<b>City of Berkeley (Proposed)</b>	<b>\$55</b>	<b>\$66</b>
City of Albany	\$58	\$58
City of Richmond	\$83	\$83
City of El Cerrito	\$94	\$94
City of Lafayette	\$100	\$100

**Gymnasium – Per Hour Fee Comparison**

<b>Agency</b>	<b>Resident Rate</b>	<b>Non-Resident Rate</b>
BUSD – Other Gyms	\$54	\$54
City of Oakland (Practices)	\$60	\$80
<b>City of Berkeley (Current)</b>	<b>\$64</b>	<b>\$77</b>
<b>City of Berkeley (Proposed)</b>	<b>\$77</b>	<b>\$92</b>
Berkeley Youth Alternatives	\$85	\$125
City of Oakland (Games)	\$125	\$145
City of Richmond (Social Rentals)	\$150	\$150
UC Berkeley	\$200	\$200
BUSD – BHS Gym	\$202	\$202

<b>Agency</b>	<b>Resident Rate</b>	<b>Non-Resident Rate</b>
City of Richmond (Sports Rentals)	\$259	\$259

**5. Echo Lake Camp, Berkeley Tuolumne Camp, Berkeley Day Camp**

*To be delivered 11/12.*

**6. Youth Hoops League**

The Youth Hoops Sports Program has had a longstanding history of offering fun, competitive programs and leagues for the Berkeley youth community grades K-5<sup>th</sup>. Since 2017, we have sold out each program with extensive waitlists. Each season, we offer participants over 12 practices once per week and 8 regular season games, with the chance to make playoffs. Increased fees are required to offset growing sports personnel, materials and equipment costs. Since 2022, we have seen approx. a 20% increase supply cost as well as an approx. 12% increase in personnel cost in overall Berkeley Youth Hoops Sports Program operational expense. Even with increases, proposed fees remain lower than neighboring programs.

**Youth Hoops League Fees – Per Session Comparison**

<b>Agency</b>	<b>Fee</b>
<b><i>Berkeley Youth Hoops League (Current)</i></b>	<b>\$30</b>
<b><i>Berkeley Youth Hoops League (Proposed)</i></b>	<b>\$100</b>
Hayward (HARD)	\$167
City of Dublin (Jr. Warriors)	\$191
City of San Ramon	\$199
City of Concord	\$209
City of Albany	\$225
City of Pleasanton	\$286

City of San Jose	\$375
Walnut Creek Youth Athletic Association	\$395

**7. YouthWorks Accelerator Program**

The City is launching a new program within YouthWorks to place interns in professional businesses. The Accelerator program will provide a limited number of local businesses with the opportunity to have a summer intern (for a seven-week period over the summer), who is a trained City employee and who is new or relatively new to employment and who is versatile, capable and ready to learn and support. Accelerator interns get placed in a professional level internship where they can receive a pre-career professional experience. The proposed fee for professional businesses is up to \$2,500, depending on the number of hours that their intern works, to offset the City’s cost of employing the intern.

This will be in addition to the existing YouthWorks internship program, which provides employment opportunities and life skills training that help participants transition into the workforce. The YouthWorks program focuses on historically underserved communities and aligns with the City of Berkeley’s commitment to racial equity, recognizing systemic barriers and working to expand access to education, employment and self-sufficiency.

**Fiscal Impact**

The proposed new fees and fee increases will provide additional revenue to offset the operation and maintenance costs associated with Facility Rentals, Nature Center & Adventure Playground Programs, Echo Lake, Berkeley Tuolumne and Berkeley Day Camp Programs, and Youth Hoops League. Funding for recreation programs and facilities comes from the General Fund, Camps Fund, and Marina Fund.

**Table 1 - Summary of Estimated Annual Increase in Revenue**

Fee	General Fund	Parks Tax Fund	Camps Fund	Marina Fund	Total
Adventure Playground Party				\$13,000	
Nature Center Party				\$6,000	
Naturalist Classroom Program				\$4,000	

<b>Fee</b>	<b>General Fund</b>	<b>Parks Tax Fund</b>	<b>Camps Fund</b>	<b>Marina Fund</b>	<b>Total</b>
Community Center Rentals		\$14,000			
Camps (Echo Lake, BTC, Day Camp)					
Youth Hoops League	\$9,200				
YouthWorks Accelerator Program	\$40,000				
<b>TOTAL</b>	<b>\$49,200</b>	<b>\$14,000</b>		<b>\$23,000</b>	<b>\$386,200</b>



**Proposed Waterfront Marina Fees**

PRW Commission

11/12/25

- Berth Fees** are the monthly slip fee for slipholders with a permit to berth. Fees are proposed to increase by 3% for each of the next two years: a 3% increase in FY27, and a 3% increase in FY28. This is to better recover operational costs, while staying competitive with the local market for slips, (see Tables 1 & 2).

**Table 1 – Proposed Berth Fees**

<b>Length of boat (in feet)</b>	<b>Current FY26 \$/ft</b>	<b>Proposed FY27 +3%</b>	<b>Proposed FY28 +3%</b>
20' -21'	\$8.96	\$9.23	\$9.51
22' -24'	\$9.48	\$9.76	\$10.05
25' -29'	\$10.66	\$10.98	\$11.31
30' -39'	\$11.30	\$11.64	\$11.99
40' -49'	\$11.97	\$12.33	\$12.70
50' -59'	\$12.69	\$13.07	\$13.46
60' -69'	\$13.47	\$13.87	\$14.29
70' -79'	\$14.24	\$14.67	\$15.11
80' -89'	\$15.09	\$15.54	\$16.01
90'+	\$18.04	\$18.58	\$19.14

**Table 2 - Berth Fee Comparisons (shown for 30' and 50' length boats)**

<b>Marina - 30'</b>	<b>Double Finger</b>
San Francisco Marina Small Craft Harbor - West	\$21.80
Clipper Yacht Harbor (Sausalito)	\$20.00
Blue Water Yacht Harbor (Sausalito)	\$19.00
South Beach Harbor (San Francisco)	\$15.46
San Francisco Marina Small Craft Harbor - EAST	\$14.00
Emery Cove Yacht Harbor (Emeryville)	\$13.50

<b>Marina - 30'</b>	<b>Double Finger</b>
<b>Berkeley Marina (FY28)</b>	<b>\$13.19</b>
<b>Berkeley Marina (FY27)</b>	<b>\$12.80</b>
<b>Berkeley Marina (current)</b>	<b>\$12.43</b>
AVERAGE	\$12.42
Safe Harbor Marina Bay Yacht Harbor (Richmond)	\$12.42
MEDIAN	\$11.90
Pillar Point Harbor (Half Moon Bay)	\$11.90
Union Point (Oakland)	\$11.05
Oyster Point Marina (South San Francisco)	\$10.57
Grand Marina (Alameda)	\$10.37
Oakland Yacht Club	\$10.00
Brisbane Marina	\$9.52
Coyote Point Marina (San Mateo)	\$9.30
Vallejo Municipal Marina	\$8.62

<b>Marina - 50'</b>	<b>Double Finger</b>
Blue Water Yacht Harbor (Sausalito)	\$35.30
Clipper Yacht Harbor (Sausalito)	\$30.46
San Francisco Marina Small Craft Harbor - West	\$23.09
South Beach Harbor (San Francisco)	\$21.76
AVERAGE	\$16.27
<b>Berkeley Marina (FY28)</b>	<b>\$14.81</b>
Safe Harbor Marina Bay Yacht Harbor (Richmond)	\$14.80
Union Point (Oakland)	\$14.54
<b>Berkeley Marina (FY27)</b>	<b>\$14.38</b>
MEDIAN	\$14.32

<b>Marina - 50'</b>	<b>Double Finger</b>
Emery Cove Yacht Harbor (Emeryville)	\$14.25
Grand Marina (Alameda)	\$14.11
Oakland Yacht Club	\$14.05
Westpoint Harbor (Redwood City)	\$14.03
<b>Berkeley Marina (current)</b>	<b>\$13.96</b>
Pillar Point Harbor (Half Moon Bay)	\$11.56
Oyster Point Marina (South San Francisco)	\$10.88
Brisbane Marina	\$9.52
Vallejo Municipal Marina	\$8.62

**2. Power Surcharge:** All slip holders on unmetered slips (slips that are not separately metered for power by Pacific Gas and Electric Company) currently pay an additional 0-12% on top of their monthly dockage to partially offset the costs of the electric bills paid by the City for various docks. This fee would add an additional 40% per month to the existing power surcharges for unmetered slips to offset the cost of power.

Slipholders with unmetered power have not been subject to a power fee increase since 2015. This fee would account for a portion of the increased cost of power paid for by the Marina for these unmetered slips. Since the time this fee was established, power costs for the Marina have increased by over 100%. Raising the fee by this much would cause a significant increase to slip fees for unmetered slips, so a 40% increase is being proposed, (see Table 3).

**Table 3 – Proposed Power Surcharge**

Vessel Length	Current Surcharge per foot, per month	Proposed Surcharge +40%
20-21	\$0.00	
22-24	\$0.20	\$0.28
25-29	\$0.40	\$0.56
30-39	\$0.60	\$0.84
40-49	\$0.80	\$1.12
50-59	\$1.00	\$1.40

60-69	\$1.20	\$1.68
70-79	\$1.40	\$1.96
80-89	\$1.60	\$2.24
90+	\$1.60	\$2.24

**3. Liveaboard Fees** are applied to our permits for cruising vessels used as a residence, and thirteen floating homes in the Berkeley Marina. This fee is proposed to increase from \$220/month to \$270/month. This liveaboard fee increase is in place to offset staff costs of administrating this permit, including the Liveaboard waiting list. The fee also offsets the additional usage of Marina facilities for that of a full-time resident at an otherwise recreational facility. Even with the proposed fee increase, Berkeley’s fees are the lowest among neighboring marinas, (see Table 4).

**Table 4 – Liveaboard fee comparisons**

Marina	Rate	Source
Blue Water Yacht Harbor (Sausalito)	\$600 1 <sup>st</sup> person, \$450 2 <sup>nd</sup> person /month	2025 Bay Area Marina Survey
Clipper Yacht Harbor (Sausalito)	\$594 1 <sup>st</sup> person, \$297 2 <sup>nd</sup> person/month	2025 Bay Area Marina Survey
Westpoint Harbor (Redwood City)	\$465/month	2025 Bay Area Marina Survey
Oyster Point Marina (South San Francisco)	\$473/month	2025 Bay Area Marina Survey
Emery Cove Marina (Emeryville)	\$440/month	2025 Bay Area Marina Survey
Grand Marina (Alameda)	\$400/month	2025 Bay Area Marina Survey
Brisbane Marina	\$400/month	2025 Bay Area Marina Survey
Oakland Yacht Club	\$301.25/month	2025 Bay Area Marina Survey
Safe Harbor Marina Bay Yacht Harbor (Richmond)	\$275/month	2025 Bay Area Marina Survey
<b>Berkeley (proposed)</b>	<b>\$270/month</b>	
<b>Berkeley (current)</b>	<b>\$220/month</b>	

**4. Launch ramp fees** are charged for access to the Marina launch ramp and parking lot. The fees are proposed to increase from \$17 to \$20/day; from \$95 to \$120/month; and \$310 to \$400 for a seasonal pass. This fee has not been increased since 2019 and is needed to help offset the costs of maintenance and management of the Launch Ramp facilities. This fee is consistent with local Marinas, (see Table 5).

**Table 5 – Launch ramp fee comparisons**

<b>Marina</b>	<b>Rate</b>	<b>Notes</b>	<b>Source</b>
Loch Lomond Marina (San Rafael)	\$20/launch	\$500 annual pass	2025 Bay Area Marina Survey
Pillar Point Marina (Half Moon Bay)	\$20/launch	\$269 annual pass	2025 Bay Area Marina Survey
<b>Berkeley (Proposed)</b>	<b>\$20/day</b>	<b>\$120/month</b> <b>\$400/seasonal</b>	
Santa Cruz Harbor	\$18/launch		2025 Bay Area Marina Survey
Marina Bay Yacht Harbor (Richmond)	\$17/launch	\$350/year	2025 Bay Area Marina Survey
<b>Berkeley (Current)</b>	<b>\$17/day</b>	<b>\$95/month</b> <b>\$310/seasonal</b>	
Oyster Point Marina (San Mateo)	\$13/launch	\$213/year	2025 Bay Area Marina Survey
Coyote Point (San Mateo)	\$12/launch		2025 Bay Area Marina Survey

**5. New Customer Discount.** Currently, new customers who sign up before September receive two months of free dockage (slip fees) in December and January, along with a \$75 gift card to a Berkeley Waterfront Business. To improve marketing and simplify implementation of the incentive, this discount is proposed to change to: two months free after the initial two months are paid. This has no fiscal impact but may help recruit new boaters.

**6. Waterfront Special Event Fees** established in 2020 are working well for non-ticketed events. In 2025, \$28,722 in fees was received from 11 special events. The fees and process help external event producers clearly understand the costs of producing events at the Waterfront, facilitate fair and consistent application of the fees, and offset the impact of these events. There are two changes proposed to the existing fees, (see Table 6).

Ticket fees for gated events would remain at 10% of gross ticket sales, but the calculation would change to match San Francisco’s recently updated method of assessing the fee on gross ticket sales less special event fees.

Concession fees would be reduced from 10% to 3% of gross concession sales, to remain competitive with our neighboring jurisdictions. San Francisco charges 5% of concessions. East Bay Regional Park District charges the greater of \$75 or 10% of vendor sales at the event but does not charge ticket fees. Oakland does not charge for ticket or concession fees.

**Table 6 – Updates to Select Waterfront Special Event Fees**

Fee Description	Cost
Ticket Fee, for ticket sales at gated events	10% of gross ticket sales less other special event fees (Venue Fees, Additional Fees, and Pass-Through Fees) or \$0, whichever is greater.
Concession Fee, for concessions sold on site at the event	3% of gross sales for concessions sold on site at the event

- Additional Waterfront Parking Passes.** A new fee of \$200 is proposed for additional boater and tenant parking passes to park in Waterfront lots. Each Waterfront business will get a baseline of free passes based on annual revenue and employee need. Additional passes for tenant staff and slipholders may be purchased for \$200/pass. The fee is needed to offset costs to maintain Waterfront parking lots and infrastructure.

**Fiscal Impact**

The cumulative impact of these fee increases is estimated to add \$247,500 in annual revenue to the Marina Fund, which supports Waterfront operations including the Marina, facilities, roads, recreation programs and special events, (see Table 7). These increases are important in helping the City recover a greater share of the Waterfront’s operating costs.

**Table 7 - Summary of Estimated Annual Increase in Revenue**

Fee increases	Marina Fund
Berth Fee increase	\$148,000
Power Surcharge	\$43,000
Liveaboard fees	\$27,000
Launch Ramp fees	\$10,000
Waterfront Parking Passes	\$19,500

<b>Fee increases</b>	<b>Marina Fund</b>
<b>TOTAL</b>	<b>\$247,500</b>

□□

Agenda Item 15. Recent Council Reports

**PARKS, RECREATION AND WATERFRONT COMMISSION**

**RECENT COUNCIL REPORTS**

The following recent PRW council reports can be accessed from the City Council Website by using the following URL's:

**October 28, (regular – 6pm)**

10.-Amendment to Ground Lease with East Bay Regional Park District at 400 Gilman Street (Tom Bates Regional Sports Complex)

URL: <https://berkeleyca.gov/sites/default/files/documents/2025-10-28%20Item%2010%20Amendment%20to%20Ground%20Lease%20with%20East%20Bay%20Regional%20Park%20District.pdf>

11.-Contract No. 32200098 Amendment: ERA Construction, Inc. for O & K Docks Electrical Upgrades Project

URL: <https://berkeleyca.gov/sites/default/files/documents/2025-10-28%20Item%2011%20Contract%20No.%2032200098%20Amendment%20%20ERA%20Construction%2C%20Inc.pdf>

12.-Contracts: On-Call Waterfront Engineering, Design, Environmental Permitting, and Construction Administration Services for Capital Improvement Projects at the Berkeley Waterfront

URL: <https://berkeleyca.gov/sites/default/files/documents/2025-10-28%20Item%2012%20Contracts%20On-Call%20Waterfront%20Engineering%2C%20Design%2C%20Environmental.pdf>

13.-Donation: Memorial Bench at Berkeley Marina in Memory of Dove Charlotte Lenz

URL: <https://berkeleyca.gov/sites/default/files/documents/2025-10-28%20Item%2013%20Donation%20Memorial%20Bench%20at%20Berkeley%20Marina%20in%20Memory%20of%20Dove.pdf>

14.-Donation: Memorial Bench at Berkeley Rose in Memory of Lee and Dorothy Marsh

URL: <https://berkeleyca.gov/sites/default/files/documents/2025-10-28%20Item%2014%20Donation%20Memorial%20Bench%20at%20Berkeley%20Rose%20in%20Memory%20of%20Lee.pdf>

15.-Donation: Memorial Bench at King Park in Memory of Leon and Harriett Reiter

URL: <https://berkeleyca.gov/sites/default/files/documents/2025-10-28%20Item%2015%20Donation%20Memorial%20Bench%20at%20King%20Park%20in%20Memory%20of%20Leon.pdf>

16.-Grant Application: Caltrans Clean CA Program – Community Cleanup and Employment Pathway (CCEP)

URL: <https://berkeleyca.gov/sites/default/files/documents/2025-10-28%20Item%2016%20Grant%20Application%20Caltrans%20Clean%20CA%20Program%20%E2%80%93%20Community%20Cleanup.pdf>

**November 10, (regular – 6pm)**

5.-Grant Application: The 2025 Surrendered and Abandoned Vessel Exchange (SAVE) grant program of the California Division of Boating & Waterways

URL: <https://berkeleyca.gov/sites/default/files/documents/2025-11-10%20Item%2005%20Grant%20Application%20%20The%202025%20Surrendered%20and%20Abandoned%20Vessel%20Exchange.pdf>

**From:** Messner, Faye  
**Sent:** Wednesday, October 22, 2025 3:46 PM  
**Subject:** Please Share this Information with your Commission: General Plan Safety and Environmental Justice Pop-Up Exhibits  
**Attachments:** General Plan Pop Up Exhibits Flyer.pdf

Commission Secretaries,

I am sending this information for you to share with your Commissioners. Commissioners are invited to share with their networks to help publicize our upcoming events. Commissioners are invited to attend as members of the public - not in their capacity as Commissioners.

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Dear Commissioners,

The Planning and Development Department is excited to share a series of upcoming community engagement Pop-Up Exhibits for our project to update the General Plan. The [Prepared, Safe and Healthy Berkeley for All](#) project consists of an update to the existing General Plan Disaster Preparedness and Safety Element, a new Environmental Justice Element and Climate Monitoring and Resilience Metrics to measure the success of the new General Plan policies.

We are hosting 14 community events from October 25<sup>th</sup> to November 6<sup>th</sup> in partnership with the Ecology Center and member organizations of our Community Advisory Committee (CAC) which has been convening for the past year to provide deep community engagement for the project.

The purpose of the Pop-Up Exhibit is to share **preliminary policy themes** for the **Disaster Preparedness and Safety Element** and **Environmental Justice Element** that have been drafted during focused engagement with the CAC. These themes will be developed into the Element's **goals, policies and programs**. We want to understand if the policy themes are generally aligned with broad community needs and expectations.

Eight of the 15 events will be open to the public and have been shared on the City's Website. More information on these events is listed below.

- [North Berkeley Senior Center](#), Tuesday, October 28, 1:00pm-3:00pm
- [Central Library #1](#), Wednesday, October 29, 11:00am-1:00pm
- [Waterside Workshops](#), Wednesday, October 29, 4:00pm-5:30pm (child friendly!)
- [Tarea Hall Pittman South Branch Library](#), Monday, November 3, 12:00pm-3:00pm
- [Judge Henry Ramsey Jr. South Berkeley Branch Senior Center](#), Tuesday, November 4, 11:00am-1:00pm
- [Central Library #2](#), Wednesday, November 5, 1:00pm-3:00pm
- [Ecology Center](#), Wednesday, November 5, 5:30pm-7:00pm (child friendly!)
- [West Branch Library](#), Thursday, November 6, 12:00pm-3:00pm

The exhibits will also be available in an online version which will be shared on October 28th on the [Prepared, Safe and Healthy Berkeley for All](#) project webpage. The online exhibits will be available in English and Spanish.

We would appreciate your help sharing these events with your Commissions to help get the word out. Commissioners are invited to attend the Pop-Up exhibits as members of the public - not in their capacity as Commissioners.

If you have questions, accessibility requests, or would like to share a communication with the our office, please contact us at (510) 981-7484 or [PreparedSafeHealthy@berkeleyca.gov](mailto:PreparedSafeHealthy@berkeleyca.gov).

Sincerely,  
Faye



**Faye (Messner) Mingham** Assistant Planner (she/her/hers)

Planning and Development, Land Use Division  
1947 Center St., 2<sup>nd</sup> Floor, Berkeley, CA 94704

**Phone:** (510) 981.7484

**Email:** [fmessner@berkeleyca.gov](mailto:fmessner@berkeleyca.gov)

In Office Days: Monday-Wednesday, Remote Days: Thursday-Friday

# ENVIRONMENTAL JUSTICE AND SAFETY POP-UP EXHIBITS

## OCTOBER 28 - NOVEMBER 6

Come share ideas on how the City can better support health, safety, and resilience.

Talk with City staff and give feedback on topics like:

- Preparing for natural disasters, like earthquakes, tsunamis, and wildfires
- Improving access to healthier food, safe and affordable housing, and pollution reduction

Your feedback will help inform parts of the City's General Plan, a key document that guides Berkeley's future development.

All are welcome—drop by, ask questions, and help shape Berkeley's future. Visit our website for a list of our 8 public events happening throughout Berkeley! All of the locations are wheelchair accessible.

If you can't attend, please visit an online version of the exhibit on the [Prepared, Safe, and Healthy Berkeley for All project webpage](https://berkeleyca.gov/construction-development/land-use-development/general-plan-and-area-plans/prepared-safe-and-healthy).  
<https://berkeleyca.gov/construction-development/land-use-development/general-plan-and-area-plans/prepared-safe-and-healthy>



### CONTACT

For questions or to request an accessibility accommodation, please email [PreparedSafeHealthy@berkeleyca.gov](mailto:PreparedSafeHealthy@berkeleyca.gov)



Parks, Recreation, and  
Waterfront Commission

Wednesday, November 12, 2025  
Regular Meeting



### FUNDED BY

CA Governor's Office of  
**Land Use and  
Climate Innovation**

# VISIT GENERAL PLAN POP-UP EXHIBITS!

October 28 - November 6, Berkeley - Citywide!

*We want to hear from you!*

*Help shape policies to improve safety, health, and well-being.*

**Tuesday, October 28, 1:00 pm - 3:00 pm**

North Berkeley Senior Center, 1901 Hearst St



**Wednesday, October 29, 11:00 am - 1:00 pm**

Central Branch Library, 2090 Kittredge St

**Wednesday, October 29, 4:00 pm - 5:30 pm**

**Child Friendly!** Waterside Workshops, 84 Bolivar Dr

**Monday, November 3, 12:00 pm - 3:00 pm**

Tarea Hall Pittman South Branch Library, 1901 Russell St

**Tuesday, November 4, 11:00 am - 1:00 pm**

South Berkeley Senior Center, 2939 Ellis St

**Wednesday, November 5, 1:00 pm - 3:00 pm**

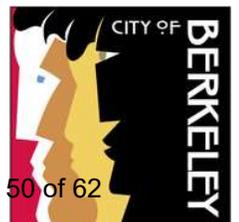
Central Branch Library, 2090 Kittredge St

**Wednesday, November 5, 5:30 pm - 7:00 pm**

**Child Friendly!** Ecology Center Store, 2530 San Pablo Ave

**Thursday, November 6, 12:00 pm - 3:00 pm**

West Branch Library, 1125 University Ave



Agenda Item 17. Communications

COMMUNITY MEETING #2

# Glendale La Loma Upper Park Improvements

DATE

**Wed, Nov 19, 2025**

TIME

**6:00 pm**

LOCATION

**Virtual/Zoom**

Join the City of Berkeley Parks, Recreation, and Waterfront Department to learn about and provide input for potential improvements to the upper portion of Glendale La Loma Park.

**Zoom Meeting ID:** 829 7047 4339

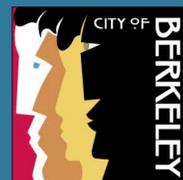
**Passcode:** 111333

**Call-In Phone Number:** 1 (669) 900-6833

Contact Csilla Kenny at [CKenny@berkeleyca.gov](mailto:CKenny@berkeleyca.gov) for questions, comments, or to be added to the project's email list.

Parks, Recreation, and  
Waterfront Commission

Wednesday, November 12, 2025  
Regular Meeting



**Parks  
Make  
Life  
Better!**



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**Comments to BCDC re city ferry plan and parking issue**

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**From** Camille Antinori <camilleantinori@gmail.com>

**Date** Thu 11/6/2025 4:21 PM

**To** Miller, Roger <RMiller@berkeleyca.gov>; Allan Abshez <allanabshez@sbcglobal.net>; carrie@plural.studio <carrie@plural.studio>; Ben Nash <ben.nash@berkeley.edu>; BMASP <BMASP@berkeleyca.gov>; Taplin, Terry <ttaplin@berkeleyca.gov>

2 attachments (348 KB)

BCDCreport.pdf; parkingreport.pdf;

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Roger,

Could you please include this email and the attached documents into the communications for the PRW commission meeting this coming Wednesday Nov. 12? It includes a note to the BCDC Design Review Board showing them that the proposed parking plan in the marina imposes fees in lots most visited by low income visitors to our marina and waterfront. We also found out at the BCDC that Seawall Drive parking will be eliminated from 90 to about 20 spots to make way for a Bay Trail extension and potential ferry plan infrastructure.

These plans have implications for providing equitable access to the shoreline and had zero community input. While I believe past community discussion did preserve the idea of parking on west side of Seawall for sunset viewing visitors and anglers, eliminating parking down to 20 slots was never discussed.

We urge commissioners to consider the impacts of these developments on the vibrant and diverse community at the shoreline and inform their city councilmembers of these details.

Thank you for your assistance.

Best regards,  
Camille Antinori  
Berkeley resident, D3

2610 McGee Avenue  
Berkeley, CA 94703  
October 31, 2025

Design Review Board  
San Francisco Bay Conservation and Development Commission  
375 Beale St, Suite 510  
San Francisco, CA 94105

Dear Board Members,

We would like to submit the following comments and materials into the communications for the November 3 meeting of the Design Review Board to discuss the Berkeley Waterfront and Ferry Pier project, agenda item 4.

In the [June 24, 2025 meeting, the Berkeley City Council adopted a resolution](#) to install pay stations in selected parking lots of the south waterfront of the Berkeley marina. Council voted unanimously despite a large public response against the plan in the short lead-up between announcement and council vote. We can provide communications from at least 540 Berkeley residents as part of the public record. The stated rationale was revenue generation to relieve the Marina Fund. Evidence does little to support this statement. Parking management in Berkeley is usually *at best* revenue neutral and is primarily for demand management. The documents provided to Council for this parking proposal [did not include costs until the last hours before the council meeting \(see presentation\)](#), did not include enforcement costs in later documents and therefore overstate net revenue. [Earlier city estimates](#) of general parking in the marina should a ferry plan be adopted show zero net revenues. The concern we raise goes far beyond just a fear of “losing free parking,” as city staff have characterized the opposition in public meetings, to issues of practicality and access to the shoreline for visitors of all socioeconomic backgrounds.

We therefore submit information that illustrates an equity issue for installing the pay stations, which we argue would discourage equitable access to the coastline in contradiction to BCDC’s mission to assure coastline access in the Bay Plan, Part IV. The inequity would be most palpable within the exact lots proposed for the pay stations.

We obtained, under the Public Request Act, raw data from an [in-person intercept study conducted by Kittelson and Associates](#) (see section 7 of Appendix A) as part of a transportation demand management study for the Berkeley ferry proposal. We would like to present our preliminary analysis, as it bears on the agenda item at hand. In the attachment, you will find a set of tables where we have used the same information collected by Kittelson but organized in ways not available in their report. Key highlights regarding equity concerns:

- The proposed fee lot, J&K, has the highest percentage (40%) of visitors earning less than \$75k than any of the other lots, except for two nearby south lots, Seawall Drive (52.7%) and the Skates/N lot (50%), which would likely be impacted by the fees charged in J&K (Table 2).
- Another proposed fee lot, South Cove West, has one of the highest percentages of visitors (36.9%) who earn <\$75k (Table 2).
- Visitors in the lowest income category are most likely to park at South Cove West, a proposed fee lot (Table 3).
- Visitors in the next to lowest income category (\$25,000-\$49,999) are most likely going to park in O Lot, another lot in the south area which will be impacted by paid parking in the nearby South Cove and J&K lots.
- South Cove East, a proposed fee lot, attracts visitors with higher incomes than does South Cove West, but, as in South Cove West and J&K, visitors to this lot often cannot easily switch to taking a bus because of the watersports or fishing equipment they carry, as seen in the photo below. The same applies to Bay swimmers and other users, who often need a quick way to leave once they exit the chilly waters.
- The southern area of the waterfront in aggregate tends to attract a lower income level compared to the northern area (Figure 1 of attached report).



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*Watersports family in South Cove East (C. Antinori)*

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The data corroborates a [Placer AI analysis](#)<sup>1</sup> we obtained through the Save the Pier nonprofit organization. Based on thousands of observations, the report found that the south area of the waterfront receives visitors with lower median incomes than Berkeley's median household income of \$104,716<sup>2</sup> and compared to the northern waterfront area. Visitors to the south waterfront tend to be more nonwhite, older, and less educated than visitors to the north waterfront area.

Other Berkeley policy actions seek to promote equity in the marina. The [July 8, 2025 item 11 of the consent calendar](#) for the Berkeley City Council meeting, offering a rationale for repaving the South Cove West lot, said *"This free public resource that provides enhanced equitable access to the waters of San Francisco Bay is in desperate need of renovation."* The rationale for repaving was *equitable access to a free public space*. West and South Berkeley, which are most proximate to waterfront open space, have been designated by the City of Berkeley as [Berkeley's Equity Zone](#).

Section 7 of Appendix A in the Kittelson study shows that the highest frequency of Marina visits is "a few times a week," which is of such frequency that perhaps an annual parking would be considered. However, the City of Berkeley is proposing a \$500 annual pass for the fee lots, costing more than a year's membership at the local volunteer-run nonprofit Cal Sailing Club (a community-based organization under BCDC), which provides low-cost access to watersports traditionally out-of-reach to many area residents.

The preliminary results raise questions: Why were these lots chosen for fee charges? Why was there so little public input sought for developing this plan? Do Marina officials plan non-enforcement, as is the practice with the current Genentech ferry service parking, which was to be directed to other lots, as well as the all-day slipholder lots H&I? Why such a costly annual pass fee? Is this a peremptory implementation of the Kittelson report's suggestion (Section 3.4.5 and page 31) to charge all visitors for parking in order to reduce parking conflict with the proposed ferry, when the ferry plan has not been approved? If the pass were intended to deter potential ferry patrons from parking in these lots, it completely deters current recreational visitors of all but the highest income levels. Paid parking at this public resource, the Berkeley waterfront, would curtail visits from low-income groups. It is therefore a regressive policy. Several actions noted in our comments to the call for Environmental Impact Report scoping (attached) over the past 10 years have in fact served to reduce baseline recreation. We argue that this dampened visitation should not be the baseline scenario. Charging fees in these proposed lots would have the same effect.

We urge the Design Review Board to consider the impact of these proposals on the long-term vibrancy and accessibility to the public of this coastline jewel in light of this information. Ask Berkeley to provide more information on their intentions for the proposed

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<sup>1</sup> Place.ai is a location intelligence and foot traffic data software company - please let me know if you cannot access and I can provide the report.

<sup>2</sup> According to US Census QuickFacts.

parking plan. For parking at the marina, align with equity goals both of BCDC and prior Berkeley initiatives in these parking lots. Be responsive to public input. The proposed plan fails to assist Berkeley with revenue relief. At the same time, it strikes a blow to equitable access to the Bay's shoreline public resources.

We will continue to develop analysis and would be happy to share additional future research.

Thank you,

Camille Antinori

On behalf of [Berkeley Waterfront and Community Coalition](#), a small nonprofit under the auspices of Berkeley Partners for Parks, seeking to build community awareness at the Berkeley waterfront

Attachments:

- Parking analysis, October 2025
- BWCC public comment for Berkeley Pier-Ferry Environmental Impact Report scoping call

## Berkeley waterfront visitation by vehicle: Preliminary parking analysis focusing on household income of visitors

Camille Antinori

November 01, 2025

Below is a set of tables we derived from in-person survey data collected by Kittelson and Associates, Inc. The City of Berkeley hired this consulting firm to conduct a parking demand management study to assess impacts of the proposed ferry project on current and future recreational use. The intercept survey was conducted on three Thursdays and two Saturdays between April and August 2024. Setting aside any issue with methodology, we have cleaned and organized the available data to better illustrate the diversity of visitors to the Berkeley waterfront as compared to the consulting report. The original dataset had 459 observations. We used 330 observations that had complete information for household income brackets. Refer to p. 12 of the Kittelson report for a map of the waterfront and lots. The lots slated for new parking fees via pay stations and annual passes are: South Cove West, South Cove East and J&K lots.

This is a work in progress. Please let us know any questions about our results and comments for future work. Below you will find:

- Table 1: Parking Lot Visits by Income (Counts)
- Table 2: Row Percentages (% within each lot)
- Table 3: Column Percentages (% within each income group)
- Visitation to south v. north areas of waterfront, by income (Figure 1: Visitor Income by Waterfront Area)
- Reclassification of “other”

Table 1: Parking Lot Visits by Income (Counts)

	\$0- \$24,999	\$25,000- \$49,999	\$50,000- \$74,999	\$75,000- \$99,999	\$100,000- \$124,999	\$125,000- \$149,999	\$150,000- \$174,999	\$175,000- \$199,999	\$200,000 and up	Sum
199 Seawall Drive	1	2	1	4	1	1	1	0	1	12
D&E	1	0	0	0	3	0	1	0	0	5
F&G	1	2	0	0	3	1	1	1	1	10
H&I	0	0	2	3	0	0	0	0	2	7
J&K	2	0	4	2	1	3	0	0	3	15
L&M lot	0	2	4	1	3	0	3	2	1	16
Launch Ramp (Paid)	0	1	1	2	0	0	0	0	2	6
Marina Blvd	6	3	2	1	5	3	3	5	5	33
O Lot	1	6	6	5	4	0	1	2	8	33
Other (please specify)	2	2	4	3	5	2	1	2	2	23
Seawall Drive (Street)	5	1	4	4	2	1	1	0	1	19
Skates/N Lot	4	1	5	2	1	1	1	1	4	20
South Cove East	2	1	4	3	0	3	5	5	6	29
South Cove West	8	1	5	3	5	5	5	0	6	38
Spinnaker Circle	2	2	5	1	8	0	0	3	3	24
Spinnaker Way	3	2	8	5	7	3	3	1	8	40
Sum	38	26	55	39	48	23	26	22	53	330

This table answers the question: Of people parking at each lot, what % are in each income bracket? Seawall Drive and South Cove West have most lowest-income (<\$25k) income visitors. J&K lot next to the baitshop sees a high number of those earning less than \$75k, as does L&M which was halved in size by the parking enforcement department, and H&I. J&K and South Cove West are slated for marina parking fees.

Table 2: Row Percentages (% within each lot)

	\$0- \$24,999	\$25,000- \$49,999	\$50,000- \$74,999	\$75,000- \$99,999	\$100,000- \$124,999	\$125,000- \$149,999	\$150,000- \$174,999	\$175,000- \$199,999	\$200,000 and up	Total
199 Seawall Drive	8.3	16.7	8.3	33.3	8.3	8.3	8.3	0.0	8.3	99.8
D&E	20.0	0.0	0.0	0.0	60.0	0.0	20.0	0.0	0.0	100.0
F&G	10.0	20.0	0.0	0.0	30.0	10.0	10.0	10.0	10.0	100.0
H&I	0.0	0.0	28.6	42.9	0.0	0.0	0.0	0.0	28.6	100.1
J&K	13.3	0.0	26.7	13.3	6.7	20.0	0.0	0.0	20.0	100.0
L&M lot	0.0	12.5	25.0	6.2	18.8	0.0	18.8	12.5	6.2	100.0
Launch Ramp (Paid)	0.0	16.7	16.7	33.3	0.0	0.0	0.0	0.0	33.3	100.0
Marina Blvd	18.2	9.1	6.1	3.0	15.2	9.1	9.1	15.2	15.2	100.2
O Lot	3.0	18.2	18.2	15.2	12.1	0.0	3.0	6.1	24.2	100.0
Other (please specify)	8.7	8.7	17.4	13.0	21.7	8.7	4.3	8.7	8.7	99.9
Seawall Drive (Street)	26.3	5.3	21.1	21.1	10.5	5.3	5.3	0.0	5.3	100.2
Skates/N Lot	20.0	5.0	25.0	10.0	5.0	5.0	5.0	5.0	20.0	100.0
South Cove East	6.9	3.4	13.8	10.3	0.0	10.3	17.2	17.2	20.7	99.8
South Cove West	21.1	2.6	13.2	7.9	13.2	13.2	13.2	0.0	15.8	100.2
Spinnaker Circle	8.3	8.3	20.8	4.2	33.3	0.0	0.0	12.5	12.5	99.9
Spinnaker Way	7.5	5.0	20.0	12.5	17.5	7.5	7.5	2.5	20.0	100.0

Of people in each income bracket, what % park at each lot? The lowest income group (<\$25k) most often parks in South Cove West (slated for marina parking fees).

Table 3: Column Percentages (% within each income group)

	\$0- \$24,999	\$25,000- \$49,999	\$50,000- \$74,999	\$75,000- \$99,999	\$100,000- \$124,999	\$125,000- \$149,999	\$150,000- \$174,999	\$175,000- \$199,999	\$200,000 and up
199 Seawall Drive	2.6	7.7	1.8	10.3	2.1	4.3	3.8	0.0	1.9
D&E	2.6	0.0	0.0	0.0	6.2	0.0	3.8	0.0	0.0
F&G	2.6	7.7	0.0	0.0	6.2	4.3	3.8	4.5	1.9
H&I	0.0	0.0	3.6	7.7	0.0	0.0	0.0	0.0	3.8
J&K	5.3	0.0	7.3	5.1	2.1	13.0	0.0	0.0	5.7
L&M lot	0.0	7.7	7.3	2.6	6.2	0.0	11.5	9.1	1.9
Launch Ramp (Paid)	0.0	3.8	1.8	5.1	0.0	0.0	0.0	0.0	3.8
Marina Blvd	15.8	11.5	3.6	2.6	10.4	13.0	11.5	22.7	9.4
O Lot	2.6	23.1	10.9	12.8	8.3	0.0	3.8	9.1	15.1
Other (please specify)	5.3	7.7	7.3	7.7	10.4	8.7	3.8	9.1	3.8
Seawall Drive (Street)	13.2	3.8	7.3	10.3	4.2	4.3	3.8	0.0	1.9
Skates/N Lot	10.5	3.8	9.1	5.1	2.1	4.3	3.8	4.5	7.5
South Cove East	5.3	3.8	7.3	7.7	0.0	13.0	19.2	22.7	11.3
South Cove West	21.1	3.8	9.1	7.7	10.4	21.7	19.2	0.0	11.3
Spinnaker Circle	5.3	7.7	9.1	2.6	16.7	0.0	0.0	13.6	5.7
Spinnaker Way	7.9	7.7	14.5	12.8	14.6	13.0	11.5	4.5	15.1
Total	100.1	99.8	100.0	100.1	99.9	99.6	99.5	99.8	100.1

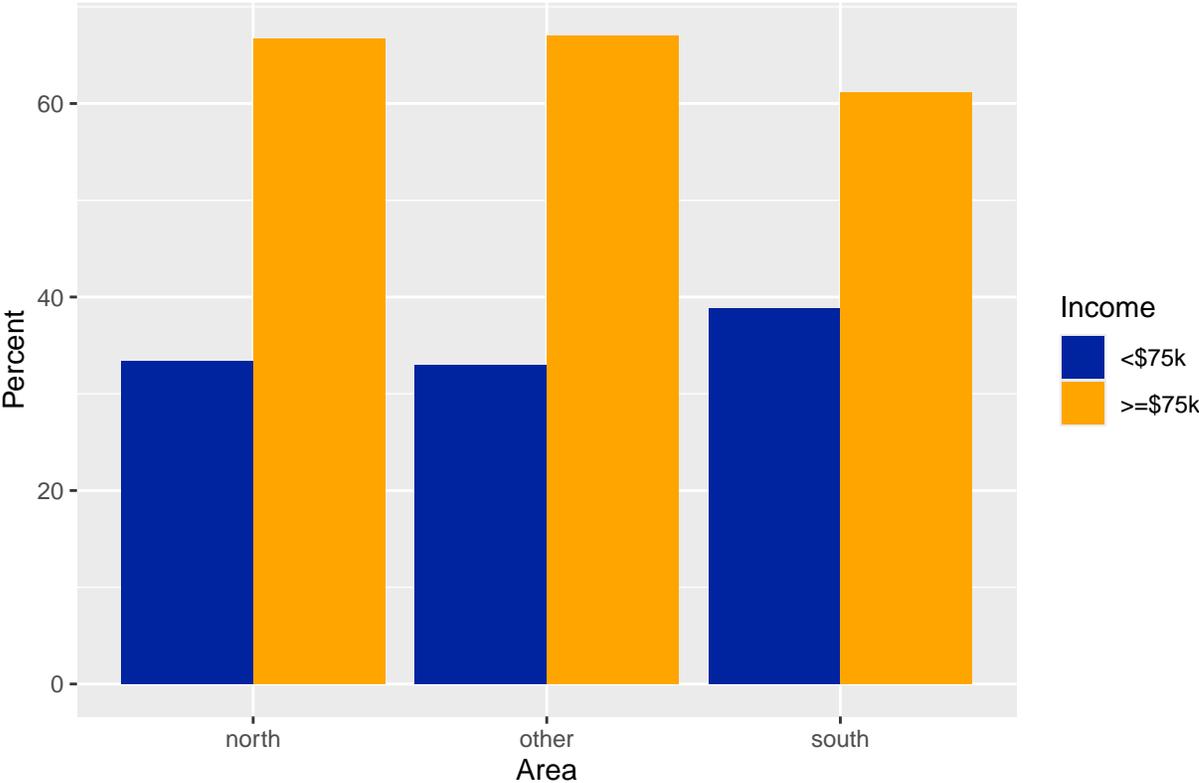
Visitation to south v. north areas of waterfront, by income

Consistent with the public’s general understanding and earlier city-led focus groups, we define the waterfront’s geographic areas as follows:

- “South” refers to South Cove East and West lots, J&K, L&M, Skates/N, O lot, and Seawall Drive. Data points from the 199 Seawall next to the derelict HsL restaurant in the south part of the waterfront are currently not included as the lot’s gates are usually locked during the weekdays on which the respondents’ data, indicating the data may be in error. We are seeking clarification from city staff and will update as we receive more information
- “North” refers to D&E, the launch ramps, Spinnaker Way and Spinnaker Circle.
- “Other” includes any response not in “north” or “south” above.

The barchart below indicates a tendency for the south area in aggregate to attract lower income visitors more than other parts of the waterfront. While north and other have similar breakdowns of lower income (defined as <\$75) and higher income (defined as >=\$75k), the south area has more lower and less higher income as a percentage.

Figure 1: Visitor Income by Waterfront Area



## Reclassification of “other”

Forty-six of the Kittelson survey responses were classified as “other.” On closer inspection, we recognized that many of these responses are easily reclassifiable to a lot under study. A few should not be part of the analysis because respondents said they biked to the waterfront the day they were intercepted for an interview. Below is how we have reclassified some of these observations so far.

- South Cove West
  - “Cal Sailing”
  - “West cove”
  - “West coast”
  - “Over by cal sailing, not sure which one of those listed this is”
- O Lot
  - “1 Seawall Drive, Gate O Dock”
- 199 Seawall Drive
  - “Upper HSL”
- South Cove East
  - “EAST COVE”
  - “next to new toilet bldg/CAL adventures”
- Seawall Drive (Street)
  - “seawall”
- Skates/N
  - “Skates”
- F&G
  - “F Marina”