



Planning Commission

**DRAFT MINUTES OF THE REGULAR PLANNING COMMISSION MEETING  
December 7, 2022**

The meeting was called to order at 7:05 p.m.

**Location:** Virtual meeting via Zoom

**1. ROLL CALL:**

**Commissioners Present:** Teresa Clarke (temporary appointee), Jeff Vincent, Christina Oatfield, Elisa Mikiten, Alfred Twu, Savlan Hauser, and Barnali Ghosh.

**Commissioner Absent:** Brad Wiblin (temporarily replaced by Teresa Clarke) and Chip Moore.

**Staff Present:** Secretary Grace Wu, Clerk Zoe Covello, Jordan Klein, Justin Horner, and Jenny Wyant.

**2. ORDER OF AGENDA:** No changes.

**3. PUBLIC COMMENT PERIOD:** 1

**4. PLANNING STAFF REPORT:**

- BART recently entered into an exclusive negotiating agreement with BRIDGE Housing at the North Berkeley BART Station.
- The Department of Parks, Recreation, and Waterfront, are moving forward with the Marina Area Specific Plan. There is a focus group next week, Monday, December 12, 2022 and the plan is to present at a City Council Work Session in February 2023. If interested in participating/being kept apprised, please send an email to [bmasp@cityofberkeley.info](mailto:bmasp@cityofberkeley.info) to ensure that you are on the project mailing list.
- Staff are continuing public engagement efforts on the proposed Southside objective zoning standards. Staff continues to seek input from UC Berkeley students about the standards via a survey (link under Information Items below), which is open until Sunday, December 18, 2022.
- City Council is planning to take action on the Housing Element and EIR at a special meeting on Wednesday, January 18, 2023. It is possible that the January Planning Commission meeting will be canceled because it coincides with that same date.

**Information Items:**

- *December 1, 2022* – BART Board Meeting - Authorization to Enter into Exclusive Negotiating Agreement for North Berkeley BART  
<https://bart.legistar.com/LegislationDetail.aspx?ID=5946992&GUID=ABA28840-B1B5-4B2B-B4A3-2A5A8F315889&Options=&Search=>
- *November 29, 2022* – City Council Meeting - Adeline Street at Ashby BART Conceptual Designs. <https://berkeleyca.gov/sites/default/files/documents/2022-11-29%20Item%2015%20Adeline%20Street%20at%20Ashby%20BART.pdf>
- *November 22, 2022* – Southside Student Housing Survey. Survey open through December 18, 2022. <https://berkeleyplanning.surveyparrot.com/s/southside-survey/tt-bN9HUHjkYtoE5ihNXJuSop>
- *November 16, 2022* – North Berkeley BART - Objective Design Standards - Community Meeting #1. [www.berkeleyca.gov/bartplanning](http://www.berkeleyca.gov/bartplanning) (Scroll down to Past Events for meeting materials.)
- *November 10, 2022* – North Berkeley BART Developer Solicitation meeting. <https://www.bart.gov/about/business/tod/north-berkeley>

#### Communications:

- General.

**Late Communications:** *See agenda for links.*

- Supplemental 1.

#### 5. CHAIR REPORT:

- No updates.

**6. COMMITTEE REPORT:** Reports by Commission committees or liaisons. In addition to the items below, additional matters may be reported at the meeting.

- Bird Safe Glass Subcommittee – Commissioners Oatfield and Twu met with staff and members of the public on Friday, November 4, 2022, and engaged in a very productive meeting to further the Bird Safe Glass Ordinance. An outline of the draft ordinance is planned to be shared with subcommittee in mid-December. Staff is aiming to bring a draft ordinance back to the Planning Commission in February or March 2023.

#### 7. APPROVAL OF MINUTES:

Motion/Second/Carried (Mikiten/Vincent) to approve the Planning Commission Meeting Minutes, pending a correction to the years (to be changed from 2022 to 2023) listed under Item 11 of the Draft Minutes from November 2, 2022.

Ayes: Ghosh, Hauser, Mikiten, Oatfield, Twu, and Vincent. Noes: None. Abstain: Clarke. Absent: Moore. (6-0-1-1)

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**8. OTHER PLANNING RELATED EVENTS:**

- None.

**AGENDA ITEMS**

**9. Public Hearing: Housing Element Update**

Principal Planner Grace Wu and Associate Planner Justin Horner presented information on the Housing Element Update and Environmental Impact Report, made a recommendation to the Planning Commission, and took public comments as well as questions from the Commissioners.

Motion/Second/Carried (Hauser/Vincent) to close the public hearing at 8:10 p.m.  
Ayes: Clarke, Ghosh, Hauser, Mikiten, Oatfield, Twu, and Vincent. Noes: None. Abstain: None. Absent: Moore. (7-0-0-1)

Motion/Second/Carried (Vincent/Mikiten) to recommend to City Council staff's recommendation to:  
1. Certify the EIR,  
2. Adopt the proposed 2023-2031 Housing Element,  
3. Authorize the City Manager to make non-substantive changes,  
and to attach a Planning Commission cover letter, written by the Chair, that includes three strong recommendations for City Council's consideration at 9:26 p.m.  
Ayes: Clarke, Ghosh, Hauser, Mikiten, Oatfield, Twu, and Vincent. Noes: None. Abstain: None. Absent: Moore. (7-0-0-1)

**Public Comments: 8**

**10. Discussion: Land Acknowledgement Practice**

The Commissioners discussed the City Council Memorandum dated October 11, 2022 and Resolution 70,564 recognizing Berkeley as the ancestral, unceded home of the Ohlone People, and determined that the Planning Commission will include a placeholder in every agenda for a land acknowledgement statement. Commissioners are welcome to reach out to the Chair in advance of the meeting if they would like to make their own acknowledgement statement, or read the statement as adopted by the Council.

**Public Comments: 1**

Motion/Second/Carried (Mikiten/Twu) to adjourn the meeting at 9:42 p.m.

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Ayes: Clarke, Ghosh, Hauser, Mikiten, Oatfield, Twu, and Vincent. Noes: None. Abstain: None.  
Absent: Moore. (7-0-0-1)

112 **Members in the public in attendance: 12**  
113 **Public Speakers: 10**  
114 **Length of the meeting: 2 hr 37 minutes**