



Planning Commission

**FINAL MINUTES OF THE REGULAR PLANNING COMMISSION MEETING
October 9, 2024**

The meeting was called to order at 6:04 p.m.

Location: North Berkeley Senior Center, 1901 Hearst Avenue, Berkeley, CA 94709

- **ROLL CALL:**

Commissioners Present: Debra Sanderson, Yes Duffy, Christina Oatfield, Elisa Mikiten, Emily Marthinsen, Alfred Twu, Savlan Hauser, and Barnali Ghosh.

Commissioner Absent: Chip Moore.

Staff Present: Secretary Alisa Shen, Clerk Zoe Covello, Justin Horner, and Anne Hersch.

- **LAND ACKNOWLEDGEMENT.**

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 (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.

Vice Chair Ghosh reminded folks that Monday, October 14th is Indigenous Peoples' Day, and that on Saturday, October 12th, from 10am – 6pm there will be a POW WOW and Indian Market held at Civic Center Park.

- **ORDER OF AGENDA:** No changes.
- **PUBLIC COMMENT PERIOD:** 1.
- **PLANNING STAFF REPORT:**

- In November, staff will bring forward the rezoning for Gilman Gateway
- Planners are conducting outreach as part of Middle Housing project engagement
 - Next meeting: Hosted by Councilmembers Taplin and Kesarwani on Oct 24 at the Berkeley Adult School, 5:45 pm

Information Items:

- None.

Communications:

- None.

Late Communications:

- None.

CHAIR REPORT:

- None.

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

- None.

8. APPROVAL OF MINUTES:

Motion/Second/Carried (Mikiten/Oatfield) to approve the Planning Commission Meeting Minutes from September 4, 2024.

Ayes: Oatfield, Mikiten, Marthinsen, Twu, Hauser, and Ghosh. Noes: None. Abstain: Sanderson and Duffy. Absent: Moore. (6-0-2-1)

9. OTHER PLANNING RELATED EVENTS:

- None.

AGENDA ITEMS

10. Public Hearing: Middle Housing General Plan Amendments

Principal Planner Justin Horner presented on proposed amendments to the Berkeley General Plan related to Middle Housing. The Commissioners took public comment, asked questions and made comments including, but not limited to: suggesting technical edits; asking how population densities for new land use classifications were developed; expressing concerns about how the

project will contribute to gentrification; and inquiring how adding a density standard will impact how the City administers the density bonus. There were four public commenters.

Motions/Second/Carried (Mikiten/Duffy) to close the public hearing at 6:30 pm.

Ayes: Sanderson, Duffy, Oatfield, Mikiten, Marthinsen, Twu, Hauser, and Ghosh. Noes: None. Abstain: None. Absent: Moore. (8-0-0-1)

Motions/Second (Sanderson/Marthinsen) to recommend that City Council adopt staff's recommendation, and direct staff to make the following technical edits to the proposed General Plan amendments:

1. Correct the Land Use Map in the General Plan to say "lower-medium density" instead of "lower density,"
2. Ensure that the population density noted in the land use classification for the MUR on page 29 conforms with City Council direction, and
3. Strike the word "traditionally" from the Introduction, so it reads "and in low-density residential neighborhoods."

at 7:12 pm.

Ayes: Sanderson, Duffy, Marthinsen, Twu, Hauser, and Ghosh. Noes: None. Abstain: Oatfield and Mikiten. Absent: Moore. (6-0-2-1)

Public Comments: 4

Motion/Second/Carried (Mikiten/Sanderson) to adjourn the meeting at 7:16 pm.

Ayes: Sanderson, Duffy, Oatfield, Mikiten, Marthinsen, Twu, Hauser, and Ghosh. Noes: None. Abstain: None. Absent: Moore. (8-0-0-1)

Members in the public in attendance: 8

Public Speakers: 5

Length of the meeting: 1 hr 12 min



Justin Horner, Planning Commission Secretary