



Planning Commission

## FINAL MINUTES OF THE REGULAR PLANNING COMMISSION MEETING

March 5, 2025

The meeting was called to order at 6:03 p.m.

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

### 1. ROLL CALL:

**Commissioners Present:** Jeff Vincent, Christina Oatfield, Alfred Twu, Darrell Owens, Emily Marthinsen, Charles Kahn (arrived at 6:05), and Debra Sanderson (alternate for Blaine Merker, arrived at 6:05)

**Commissioners Absent:** Blaine Merker, Savlan Hauser

**Staff Present:** Secretary Justin Horner, Clerk Faye Messner, Branka Tatarevic

### 2. EX-PARTE COMMUNICATIONS

- None

### 3. 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.

### 4. PUBLIC COMMENT: 2

### 5. ORDER OF AGENDA:

## 6. CHAIRPERSON REPORT:

- Chair Vincent thanked everyone for their attendance and announced that this meeting will be his last at Chair after two years. Chair Vincent looks forward to staying on as a commissioner.

## 7. AD HOC SUBCOMMITTEES AND LIASON COMMENTS

- None

## 8. COMMISSIONER ANNOUNCEMENTS

- Introductions from Commissioners Kahn, Owens and Sanderson
- Commissioner Kahn brought forward an issue on PG&E transformers and requested the issue be agenzized for discussion at the next meeting.
- Chair Vincent announced a Turner Center Webinar on Housing Policy in March.

## 9. STAFF ANNOUNCEMENTS

- April 16 Meeting Agenda
  - Chair and VC elections
  - Public Hearing on SLTE 2025
  - Discussion of PGE transformers
- Upcoming Council Items:
  - Gilman Gateway, March 25
  - Middle Housing April/May
  - March 11 – Council Referral Prioritization (RRV)

## 10. APPROVAL OF MINUTES:

Motion/Second/Carried (Twu/Kahn) to approve the Planning Commission Meeting Minutes from February 5, 2025.

Ayes: Vincent, Oatfield, Sanderson, Twu, Kahn, Owens, Marthinsen, and Hauser. Noes: None. Abstain: None Absent: Merker (8-0-0-1)

## 11. ACTION AND DISCUSSION ITEMS

### A. Public Hearing: Standard Conditions of Approval

Principal Planner Justin Horner presented on a new Standard Conditions of Approval Document and an associated Zoning Ordinance Amendment. The Commissioners took public comment, asked questions and made comments including, but not limited to: staff's ability to periodically amend the Standard Conditions of Approval document, whether the Standard Conditions of Approval could be applied to Zoning Certificate projects that are considered a change of use or require construction, considerations for editing specific conditions relating to archeological,

paleontological, and cultural resources and support for the effort to make this information more transparent and accessible to the public.

Motion/Second/Carried (Vincent/Owens) to close the public hearing at 7:10pm.

Ayes: Vincent, Sanderson, Twu, Kahn, Owens, Marthinsen, and Hauser. Noes: Oatfield  
Abstain: None Absent: Merker (7-1-0-1)

Motions/Second (Vincent/Sanderson) to recommend staff's recommendation to City Council to approve the Standard Conditions of Approval and Zoning Ordinance amendment with the understanding that staff will continue working with the Lisjan Tribe.

Ayes: Vincent, Oatfield, Sanderson, Twu, Kahn, Owens, Marthinsen, and Hauser. Noes: None.  
Abstain: None Absent: Merker (8-0-0-1)

**Public Comments: 3**

### **B. Discussion: Accessory Dwelling Unit (ADU) Discussion**

Associate Planner Branka Tatarevic presented on topics relating to Accessory Dwelling Units (ADUs). The Commissioners took public comment, discussed and made comments including, but not limited to: ADU condo conversion as a path to homeownership with protections for tenants, bringing Berkeley's ADU ordinance into compliance with State Law and design parameters including the allowed sizes of ADUs, setbacks and building separation.

**Public Comments: 2**

### **C. Nominations for April Election**

Commissioners put forward nominations for the Chair and Vice Chair election.

Motions/Seconds for Chair:

1. (Vincent/Kahn) to nominate Commissioner Marthinsen.
2. (Oatfield/Twu) to nominate Commissioner Twu.

Motions/Seconds for Vice Chair:

1. (Kahn/Owens) to nominate Commissioner Hauser.

Motions/Second (Vincent/Kahn) to close the nomination.

Ayes: Vincent, Oatfield, Sanderson, Twu, Kahn, Owens, Marthinsen, and Hauser. Noes: None.  
Abstain: None Absent: Merker (8-0-0-1)

**Public Comments: 0**

**12. INFORMATION REPORTS**

- None

**13. CORRESPONDENCE**

- Berkeley Wellness Blueprint – Community Health Assessment (CHA)

**14. NEXT COMMISSION MEETING: Wednesday, April 16, 2025 at 6:00pm**

**15. ADJOURN**

Motions/Second/Carried (Vincent/Kahn) adjourn the meeting at 8:52 pm.

Ayes: Vincent, Oatfield, Sanderson, Twu, Kahn, Owens, Marthinsen, and Hauser. Noes: None.  
Abstain: None Absent: Merker (8-0-0-1)

**Members in the public in attendance: 7**

**Public Speakers: 6**

**Length of the meeting: 2 hours 54 minutes**



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Justin Horner, Planning Commission Secretary