



DRAFT MINUTES OF THE REGULAR PLANNING COMMISSION MEETING

October 8, 2025

The meeting was called to order at 6:01 p.m.

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

- **ROLL CALL:**

Commissioners Present: Jeff Vincent, Darrell Owens, Christina Oatfield, Charles Kahn, Emily Marthinsen, Alfred Twu, Savlan Hauser, Angela Wang, Blaine Merker (Arrived 6:07)

Commissioners Absent: None

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

- **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 uncanceled 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.

- **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA: 2**

- **ORDER OF AGENDA:**

- **CHAIRPERSON REPORT:** Chair Marthinsen did not have a report.

- **AD HOC SUBCOMMITTEES AND LIASON COMMENTS:** None

- **COMMISSIONER ANNOUNCEMENTS:** None.

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36 • **STAFF ANNOUNCEMENTS**

37 • Next Meeting – November 5th

- 38 a. Zoning Ordinance amendments to implement Program 32 of the Housing Element
39 (By-Right approval for opportunity sites)
40 b. Zoning Ordinance Amendments to allow the retail sale of alcohol in the C-T District
41 c. West Berkeley Plan Discussion
42 d. A presentation on the role of the Planning Commission

43 • December

- 44 a. Design review requirements in the MUR
45 b. Density Bonus within the Adeline Corridor
46 c. PC schedule 2026

47 • City Council Updates

- 48 a. 10/28 ADU Condo Ordinance
49 b. 11/6 Work session on SP specific Plan and Corridors

50 • Community Events

- 51 a. 10/29 San Pablo Ave Specific Plan
52 b. 10/27-11/7 Safety/Environmental Justice Road Show

53 **9. APPROVAL OF MINUTES:**

54 Motion/Second (Vincent/Hauser) to approve the Planning Commission Meeting Minutes from
55 September 17, 2025.

56
57 Ayes: Merker, Vincent, Owens, Oatfield, Kahn, Marthinsen, Twu, Hauser and Wang. Noes:
58 None. Abstain: None Absent: None (9-0-0-0). Motion passed.

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60 **10. ACTION AND DISCUSSION ITEMS**

61 **A: Public Hearing: Amendments to Berkeley Municipal Code Title 21 (Subdivisions), and**
62 **Title 23 to implement Senate Bill 684 (Small-Lot Subdivisions).**

63 Associate Planner Branka Tatarevic presented proposed amendments to BMC Title 21
64 (Subdivisions) and BMC Title 23 (Zoning) to implement Senate Bill 684 (Small-Lot
65 Subdivisions). Commissioners took public comments, asked questions and made comments
66 including, but not limited to: the open space requirements, lot size requirements, small lot
67 subdivision in the Hillside Overlay and phased development potential for subdivided lots.

68 **Public Comments: 2**

69 Motion/Second (Merker/Vincent) to close the public comment.

70
71 Ayes: Merker, Vincent, Owens, Oatfield, Kahn, Marthinsen, Twu, Hauser and Wang. Noes:
72 None. Abstain: None Absent: None (9-0-0-0). Motion passed.

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Motion/Second (Twu/Kahn) to approve staff recommendation.

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Ayes: Merker, Vincent, Owens, Oatfield, Kahn, Marthinsen, Twu, Hauser and Wang. Noes:

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None. Abstain: None Absent: None (9-0-0-0). Motion passed.

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B. Public Hearing: Amendments to Title 23 for Consistency with State Law and Technical Edits (SLTE 2025)

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Senior Planner Robert Rivera presented proposed amendments to BMC Title 23 to make

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technical edits. There were no public comments. The commissioners had no clarifying questions

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or discussion.

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Public Comments: 0

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Motion/Second (Merker/Vincent) to close the public comment.

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Ayes: Merker, Vincent, Owens, Oatfield, Kahn, Marthinsen, Twu, Hauser and Wang. Noes:

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None. Abstain: None Absent: None (9-0-0-0). Motion passed.

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Motion/Second (Twu/Vincent) to approve staff's recommendation.

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Ayes: Merker, Vincent, Owens, Oatfield, Kahn, Marthinsen, Twu, Hauser and Wang. Noes:

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None. Abstain: None Absent: None (9-0-0-0). Motion passed.

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11. INFORMATION REPORTS: None

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13. CORRESPONDENCE

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14. NEXT COMMISSION MEETING: Wednesday, November 5, at 6:00pm

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15. ADJOURN

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Motions/Second/Carried (Vincent/Merker) adjourn the meeting at 7:29 pm.

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Ayes: Merker, Vincent, Owens, Oatfield, Kahn, Marthinsen, Twu, Hauser and Wang. Noes:

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None. Abstain: None Absent: None (9-0-0-0). Motion passed.

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Members in the public in attendance: 6

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Public Speakers: 4

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Length of the meeting: 1 hour and 29 minutes