



Planning Commission

1 **DRAFT MINUTES OF THE REGULAR PLANNING COMMISSION MEETING**

2 **February 4, 2026**

3 The meeting was called to order at 6:34 p.m.

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

5 **1. ROLL CALL:**

6 **Commissioners Present:** Emily Marthinsen, Blaine Merker, Christina Oatfield, Charles
7 Kahn, Angela Wang (Arrived 6:40), Alfred Twu, Darrell Owens, Kera Binns (Alternate for
8 District 8 Commissioner Savlan Hauser)

9 **Commissioners Absent:** Savlan Hauser. Jeff Vincent

10 **Staff Present:** Secretary Justin Horner, Clerk Faye Messner, Uttara Ramakrishnan

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12 **2. LAND ACKNOWLEDGEMENT**

13 The City of Berkeley recognizes that the community we live in was built on the territory of
14 xučyun (Huchiun (Hooch-yoon)), the ancestral and unceded land of the Chochenyo (Cho-
15 chen-yo)-speaking Ohlone (Oh-low-nee) people, the ancestors and descendants of the
16 sovereign Verona Band of Alameda County. This land was and continues to be of great
17 importance to all of the Ohlone Tribes and descendants of the Verona Band. As we begin
18 our meeting tonight, we acknowledge and honor the original inhabitants of Berkeley, the
19 documented 5,000-year history of a vibrant community at the West Berkeley Shellmound,
20 and the Ohlone people who continue to reside in the East Bay. We recognize that Berkeley's
21 residents have and continue to benefit from the use and occupation of this unceded stolen
22 land since the City of Berkeley's incorporation in 1878. As stewards of the laws regulating
23 the City of Berkeley, it is not only vital that we recognize the history of this land, but also
24 recognize that the Ohlone people are present members of Berkeley and other East Bay
25 communities today. The City of Berkeley will continue to build relationships with the Lisjan
26 Tribe and to create meaningful actions that uphold the intention of this land
27 acknowledgement.

28 **3. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA: 1**

29 **4. ORDER OF AGENDA:** No change

30 **5. CHAIRPERSON REPORT:**

- 31 • Chair Marthinsen reported on the Vision Zero working group and sent materials to the
32 Commissioners for their comments.

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34 **6. AD HOC SUBCOMMITTEES AND LIASON COMMENTS**

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7. COMMISSIONER ANNOUNCEMENTS

- None

8. STAFF ANNOUNCEMENTS

- **Upcoming PC Meeting Items:**

- **March**

- 1. San Pablo Specific Plan Discussion
 2. State Law and Technical Edits Public Hearing
 3. 5th Street Zoning Ordinance and General Plan Amendments Public Hearing

- **April**

- 1. SB 79 and AB 893 Discussion
 2. Objective Design Standards Discussion

- **May**

- 1. Safety/EJ Discussion

- **Upcoming City Council Items:**

- February 24: SB 684
 - March 10: Transformer Undergrounding, Nonconforming Uses for Middle Housing

9. APPROVAL OF MINUTES:

Motion/Second (Twu/Owens) to approve the Planning Commission Meeting Minutes from January 21, 2026.
Ayes: Marthinsen, Twu, Owens, Wang, Kahn, and Merker Noes: None. Abstain: Oatfield, Binns None. Absent: Vincent (6-0-2-1). Motion passed.

10. ACTION AND DISCUSSION ITEMS

A. Elections for Chair and Vice Chair Elections

Commissioners elected a Chair and Vice Chair.

Vote to Elect Commissioner Marthinsen as Chair and Commissioner Hauser as Vice Chair:
Ayes: Marthinsen, Twu, Owens, Wang, Kahn, Oatfield, and Merker Noes: None. Abstain: Binns. Absent: Vincent (7-0-1-1). Motion passed.

B. Discussion: Corridors Zoning Update – Objective Design Standards and Small Business Anti-Displacement Strategies

Associate Planner Uttara Ramakrishnan and consultants Dena Belzer and Chris Sensenig presented proposed anti-displacement strategies for small businesses and Objective Design

73 Standards for the Corridors Zoning Update. Commissioners took public comment, asked
74 questions and made comments including but not limited to: successful small business anti-
75 displacement mitigation tool examples from other jurisdictions, construction mitigation tools for
76 small businesses, clarification of height and density bonus scenarios, legacy business support,
77 support for the proposed ground floor objective design standards, zoning for residential uses
78 around commercial corridors instead of along them, right sized zoning for retail needs in the
79 next decade, and streamlined permitting for small businesses. The Commission formed an Ad
80 Hoc Committee made up of Commissioners Merker, Twu, Owens and Kahn to develop a "sense
81 of the Commission" statement for further discussion and eventual transmission to the City
82 Council.

83 **Public Comments: 40**

84 **C. Discussion: Density Bonus in the Adeline Corridor Commercial (C-AC) Zoning District.**

85 Motion/Second(Oatfield/Binns) to postpone the Density Bonus in the Adeline Corridor
86 Commercial (C-AC) Zoning District discussion item to a future meeting date determined by
87 staff.

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89 Ayes: Marthinsen, Twu, Owens, Wang, Kahn, Oatfield, Binns and Merker Noes: None.
90 Abstain: None. Absent: Vincent (8-0-0-1). Motion passed.

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92 **Public Comments: 0**

93 **11. INFORMATION ITEMS**

94 None

95 **12. CORRESPONDENCE**

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97 **13. NEXT COMMISSION MEETING: Regular Meeting of the Planning Commission**
98 **scheduled for Wednesday, March 4, 2026 at 6:30 PM.**

99 **14. ADJOURN**

100 Motions/Second (Kahn/Merker) to adjourn the meeting at 10:30 pm.

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102 Ayes: Marthinsen, Twu, Owens, Wang, Kahn, Oatfield, Binns and Merker Noes: None.
103 Abstain: None. Absent: Vincent (8-0-0-1). Motion passed.

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105 **Members of the public in attendance: 76**

106 **Public Speakers: 40**

107 **Length of the meeting: 4 hours**