



Planning Commission

1 **DRAFT MINUTES OF THE REGULAR PLANNING COMMISSION MEETING**
2 **MAY 6, 2026**

3 The meeting was called to order at 6:38 p.m.

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

5 • **ROLL CALL:**

6 **Commissioners Present:** Savlan Hauser, Jeff Vincent, Blaine Merker, Christina Oatfield,
7 Angela Wang, Alfred Twu, Charles Kahn, Darrell Owens.

8 **Commissioners Absent:** Emily Marthinsen

9 **Staff Present:** Secretary Justin Horner, Associate Planner Uttara Ramakrishnan, Planning
10 and Development Director Jordan Klein, Clerks Joshua Muller, Branka Tartarevic, and
11 Marytonae Sanchez.

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13 • **LAND ACKNOWLEDGEMENT**

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

29 • **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA: 0**

30 • **ORDER OF AGENDA:** No change

31 • **CHAIRPERSON REPORT:** None

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33 • **AD HOC SUBCOMMITTEES AND LIASON COMMENTS:** None

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35 • **COMMISSIONER ANNOUNCEMENTS**

36 Commissioner Vincent announced this meeting will likely be his final Planning Commission
37 meeting.

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39 • **STAFF ANNOUNCEMENTS**

40 **Upcoming PC Meeting Items:**

- 41 • **June 3**
 - 42 1. San Pablo Specific Plan Public Hearing
- 43 • **July 1**
 - 44 1. Ashby BART: West Lot Objective Development Standards, Part 1
- 45 • **No August meeting**
- 46 • **September 2**
 - 47 1. Ashby BART: West Lot Objective Development Standards, Part 2

48
49 **Previous City Council Items:**

- 50 • April 28: SLTE 2026, 5th Street Rezoning

51 **9. APPROVAL OF MINUTES:**

52 Motion/Second (Kahn/Merker) to approve the Planning Commission Meeting Minutes from the
53 April 15, 2026.
54
55 Ayes: Hauser, Vincent, Twu, Wang, Oatfield, Kahn, Owens and Merker. Noes: None. Abstain:
56 None. Absent: Marthinsen (8-0-0-1). Motion passed.

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58 **10. ACTION AND DISCUSSION ITEMS**

59 **A. Public Hearing: Corridors Zoning Update**

60 Principal Planner Justin Horner, Consultant Chris Sensemig, and Associate Planner Uttara
61 Ramakrishnan provided an update on the Corridors Zoning Update efforts based on the
62 Commission’s direction at their March 2026 meeting, as well as an overview of the policy
63 drafting history, public outreach efforts, previous City Council and Planning Commission
64 feedback, the proposed development standards, associated zoning changes and General Plan
65 amendments, and provided recommendations to the Commission. Commissioners took public
66 comments, asked questions and made comments including but not limited to: the differences
67 between the two opportunity area options, proposed design standards, capacity tradeoffs
68 between options, warm shell requirement, maximum density in mixed-use opportunity areas,
69 potential unit mix, range in potential units, potential disruption from construction, parking
70 considerations and concerns, potential impacts on commercial activities and spaces,
71 affordability concerns, accessibility considerations and concerns, considerations relative to the
72 6th and 7th Housing Cycles (RHNA requirements), application of density bonus, potential for
73 projects stalling, entitlement and permit review timelines and potential for ministerial pathways,
74 potential to limit assembly of parcels, application of state laws, amount of affordable units
75 relative to density.

76 Motion (Kahn/no second) to recommend the City Council adopt the staff recommendation with
77 the following modification: Utilize the Alternative 1B map to identify the parcels within Mixed-
78 Use Opportunity Areas, do not permit aggregation, and allow approval of projects within Mixed-
79 Use Opportunity Areas with an Administrative Use Permit.
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82 Motion/Second (Twu/Owens) to recommend the City Council adopt the staff recommendation
83 with the following modifications:
84

- 85 1. Utilize the Alternative 1B map to identify the parcels within Mixed-Use Opportunity Areas,
86 and do not permit additional lots to qualify as Mixed-Use Opportunity Areas through
87 aggregation;
- 88 2. Revise the development standards to add an additional floor to the maximum height
89 standards within Mixed-Use Opportunity Areas, resulting in 5 stories on College Avenue,
90 6 stories on Solano Avenue and 7 stories on North Shattuck Avenue;
- 91 3. Allow approval of projects within Mixed-Use Opportunity Areas with an Administrative Use
92 Permit;
- 93 4. Remove the proposed lot coverage and massing development standards identified in the
94 draft ordinance;
- 95 5. Remove the requirement for separate entries for trash storage; and
- 96 6. Commit to evaluate and re-examine the zoning changes during the 7th Cycle of the
97 Housing Element.

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99 Substitute Motion/Second (Oatfield/Kahn) to recommend the City Council adopt the staff
100 recommendation with an encouragement to develop support services for small businesses.
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102 Ayes: Oatfield, Kahn. Noes: Hauser, Vincent, Twu, Wang, Owens, Merker. Abstain: None.
103 Absent: Marthinsen (2-6-0-1). Motion failed.
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105 Vote on Original Motion (Twu/Owens)

106 Ayes: Hauser, Vincent, Twu, Wang, Owens and Merker. Noes: Oatfield, Kahn. Abstain: None.
107 Absent: Marthinsen (6-2-0-1). Motion passed.
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109 **Public Comments: 74**

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111 **11. INFORMATION ITEMS**

112 None

113 **12. CORRESPONDENCE**

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115 **13. NEXT COMMISSION MEETING:**

- 116 • Regular Meeting of the Planning Commission: Wednesday June 3, 2026 at 6:30pm.

117 **14. ADJOURN**

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Motion/Second (Oatfield/Merker) to adjourn the meeting at 10:20 pm.
Ayes: Hauser, Vincent, Twu, Wang, Oatfield, Kahn, Owens and Merker. Noes: None. Abstain:
None. Absent: Marthinsen (8-0-0-1). Motion passed.

Members of the public in attendance: 100 in person, 95 on Zoom
Public Speakers: 74 (58 in person + 16 online)
Length of the meeting: 3 hours 42 min