Planning Commission

DRAFT MINUTES OF THE REGULAR PLANNING COMMISSION MEETING
November 4, 2026

The meeting was called to order at 6:33 p.m.

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

1. **ROLL CALL:**
   Commissioners Present: Emily Marthinsen, Savlan Hauser, Blaine Merker, Benjamin Bechtolsheim, Darrell Owens, Christine Oatfield, Shannon Allen (substitute, for Charles Kahn), Alfred Twu, Angela Wang.

   Commissioners Absent: None

   Staff Present: Secretary Justin Horner, Associate Planners Branka Tatarevic and Joshua Muller

2. **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 (Cho-chen-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.

3. **PUBLIC COMMENT PERIOD:** 2 speakers

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

5. **CHAIRPERSON REPORT**

6. **AD HOC SUBCOMMITTES AND LIASON COMMENTS:** None

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7. COMMISSIONER ANNOUNCEMENTS: None.

8. STAFF ANNOUNCEMENTS

a. Upcoming PC Meeting Items:

- **Next meeting: December 2. Agenda item anticipated at this time:**
  - Public Hearing: M-RD Change (Vehicle Repair and Service)
- **January. Agenda item(s) anticipated at this time:**
  - Public Hearing: 1130 Oxford St. Tentative Tract Map
  - Public Hearing: Safety and Environmental Justice Elements
  - Chair and Vice Chair nominations
- **February. Agenda item(s) anticipated at this time:**
  - Public Hearing: AB 812 / Artists' Housing
  - Commercial in Residential Zones referral
  - Chair and Vice Chair elections

b. City Council Meeting Items:

- **October 13, 2026:**
  - Public Hearing: San Pablo Avenue Specific Plan - ADOPTED
- **November 17, 2026:**
  - Public Hearing: Ashby BART West Lot Objective Design Standards
- **December 1, 2026**
  - Public Hearing: Corridors
- **December 15, 2026:**
  - Public Hearing: Hot Tubs
- **January 26, 2027:**
  - Public Hearing: ADUs

9. APPROVAL OF MINUTES:

Motion/Second (Oatfield/Twu) to approve the Planning Commission Meeting Minutes of October 7, 2026.

Ayes: Marthinsen, Hauser, Merker, Bechtolsheim, Owens, Oatfield, Allen, Twu, Wang. Noes: None. Abstain: None. Absent: None (9-0-0-0). Motion passed.

10. ACTION AND DISCUSSION ITEMS

A. Efficiency Dwelling Units

Associate Planner Branka Tatarevic gave a presentation on policy issues and potential zoning and development standards for Efficiency Dwelling Units. The Commission received a staff presentation, asked clarifying questions, and provided comments on topics including, but not limited to: existing residential unit types versus proposed Efficiency Dwelling Units, installation and scale of kitchens, open space requirements, potential for use as student housing, flexibility on development standards, "bathroom" versus "private bathroom", density and RHNA calculations, enforceability of standards and requirements, bike parking , relationship between

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housing and public realm, simplicity versus complexity of regulations and standards, inclusion of windows, how Efficiency Dwelling Units can be part of a project's unit mix, which districts unit types are allowed, open space reductions through public park investment, potential for common facilities (e.g. kitchen), maximum size, showcasing examples of projects with "microunits".

Public Comments: Two

B. 2027 Planning Commission Calendar

Principal Planner Justin Horner presented the proposed schedule of Planning Commission meetings for 2027.

> Motion/Second (Oatfield/Hauser) to adopt the 2027 Planning Commission Calendar without alternate dates and start time of 6:30 pm.
>
> Ayes: Marthinsen, Hauser, Merker, Bechtolsheim, Owens, Oatfield, Allen, Twu, Wang. Noes: None. Abstain: None. Absent: None (9-0-0-0). Motion passed.

Public Comments: One

11. INFORMATIONAL REPORTS: None

12. CORRESPONDENCE

13. NEXT COMMISSION MEETING:

- Wednesday December 2, 2026

14. ADJOURN

> Motion/Second (Marthinsen/Owens) to adjourn the meeting at 8:05pm in honor of Jai-Jai Noire of Berkeley Public Eye.
>
> Ayes: Marthinsen, Hauser, Merker, Bechtolsheim, Owens, Oatfield, Allen, Twu, Wang. Noes: None. Abstain: None. Absent: None (9-0-0-0). Motion passed.

Members of the public in attendance: 4 in person, 2 on Zoom
Length of the meeting: 1 hour 32 min

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