



Planning Commission

1 **DRAFT MINUTES OF THE REGULAR PLANNING COMMISSION MEETING**
2 **April 3, 2024**

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

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

5 • **ROLL CALL:**

6 **Commissioners Present:** Laurie Capitelli (alternate for Blaine Merker), Todd Andrew
7 (alternate for Jeff Vincent), Christina Oatfield, Elisa Mikiten, Emily Marthinsen, Alfred Twu,
8 Savlan Hauser, and Barnali Ghosh.

9
10 **Commissioner Absent:** Blaine Merker (excused), Jeff Vincent (excused), and John E.
11 Moore.

12
13 **Staff Present:** Secretary Alisa Shen, Clerk Zoe Covello, Justin Horner, and Robert Rivera.

14 • **LAND ACKNOWLEDGEMENT.**

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

30 • **ORDER OF AGENDA:** No changes.

31 • **PUBLIC COMMENT PERIOD:** 1.

32 • **PLANNING STAFF REPORT:**

- 33 • May agenda items still in discussion.

34 **Information Items:** None.

35 **Communications:**

- 36 • General.

37 **Late Communications:**

- 38 • Supplemental 1.

39

40 • **CHAIR REPORT:**

- 41 • None.

42 • **COMMITTEE REPORT:** Reports by Commission committees or liaisons. In addition to the
43 items below, additional matters may be reported at the meeting.

44

- 45 • None.

46 **8. APPROVAL OF MINUTES:**

47 Motion/Second/Carried (Twu/Mikiten) to approve the Planning Commission Meeting Minutes
48 from February 7, 2024.

49

50 Ayes: Oatfield, Mikiten, Marthinsen, Twu, Hauser, and Ghosh. Noes: None. Abstain: Capitelli
51 and Andrew. Absent: Moore. (6-0-2-1)

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53 **9. OTHER PLANNING RELATED EVENTS:**

- 54 • None.

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56 **AGENDA ITEMS**

57 **10. Public Hearing: Middle Housing General Plan Amendment**

58 Associate Planner Justin Horner presented on amendments to the General Plan, which were
59 updated for consistency with the Planning Commission's recommendation on Middle Housing
60 Zoning Amendments at the February 7, 2024 Planning Commission meeting.

61 Motions/Second/Carried (Oatfield/Mikiten) to close the public hearing at 6:42 pm.

62

63 Ayes: Capitelli, Andrew, Oatfield, Mikiten, Marthinsen, Twu, Hauser, and Ghosh. Noes: None.
64 Abstain: None. Absent: Moore. (8-0-0-1)

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66 Motions/Second/Carried (Twu/Capitelli) to recommend that City Council adopt staff's
67 recommended General Plan updates with the following revisions:

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69 1. Change the land use classification of "Low Medium Density Residential" to "Lower Density
70 Residential",

71
72 2. Change the land use classifications for Lower Density Residential to "one to 50 dwelling
73 units per acre" and for Middle Density Residential to "20 to 80 dwelling units per acre", and

74
75 3. Change the language to say "building intensity can range", instead of "building intensity will
76 range" under the Land Use Classifications, and

77
78 4. Direct staff to confirm that the highest density included in the proposed General Plan text
79 amendments comports with the Commission's recommendation on the middle housing zoning
80 ordinance amendments, and to confer with the City Attorney's office to ensure that the highest
81 density included in proposed General Plan changes does not confer more development
82 capacity than intended by the Planning Commission's recommendation on the middle housing
83 zoning ordinance amendments, and make any necessary changes, at 7:47 pm.

84
85 Ayes: Andrew, Capitelli, Marthinsen, Twu, Hauser, and Ghosh. Noes: Mikiten and Oatfield.
86 Abstain: None. Absent: Moore. (6-2-0-1)

87
88 **Public Comments: 5**

89 **11. Discussion: San Pablo Specific Plan**

90 Senior Planner Robert Rivera provided an update to the Planning Commission on the San Pablo
91 Specific Plan, including giving an overview of key existing conditions data and summarizing the
92 feedback collected at the Community Open House hosted on January 24, 2024.

93 **Public Comments: 5**

94 Motion/Second/Carried (Oatfield/Mikiten) to adjourn the meeting at 9:03 pm.

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96 Ayes: Capitelli, Andrew, Oatfield, Mikiten, Marthinsen, Twu, Hauser, and Ghosh. Noes: None.
97 Abstain: None. Absent: Moore. (8-0-0-1)

98
99 **Members in the public in attendance: 11**

100 **Public Speakers: 11**

101 **Length of the meeting: 3 hr**