



PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, January 21, 2026 6:30 PM

North Berkeley Senior Center

1901 Hearst Ave. Berkeley, CA

Commission Members:

Chair Emily Marthinsen, Vice-Chair Savlan Hauser, Commissioner Blaine Merker,
Commissioner Jeff Vincent, Commissioner Darrell Owens, Commissioner Christina Oatfield,
Commissioner Charles Kahn, Commissioner Alfred Twu, Commissioner Angela Wang

This meeting will be conducted in a hybrid model with both in-person and virtual attendance. Attend this meeting remotely using **Zoom** <https://cityofberkeley-info.zoomgov.com/j/1600390131>. To request to speak, use the “raise hand” function in Zoom. To join by phone: Dial **1-669-254-5252 or 1-833-568-8864 (Toll Free)** and enter **Meeting ID: 160 039 0131**. To provide public comment, Press *9 and wait to be recognized by the Chair. To submit a written communication for the public record, email planningpc@berkeleyca.gov.

This meeting will be conducted in accordance with the Brown Act, Government Code Section 54953. Any member of the public may attend this meeting, however, if you are feeling sick, please do not attend the meeting in person. Questions regarding this matter may be addressed to Justin Horner, jhorner@berkeleyca.gov, (510) 981-7476.

1. Roll Call

2. Land Acknowledgement Statement:

The Commission 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 uncaded 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 on Non-Agenda Matters

4. Order of Agenda

5. Chairperson Report

The Commission Chair may make announcements or provide information to the Commission in the form of an oral report. The Commission will not take action on such items but may request the items be placed on a future agenda for discussion.

6. AD HOC Subcommittees and Liaison Comments

Receive opportunity reports on status of projects for which the Planning Commission has established a subcommittee or liaison.

7. Commissioner Announcements

8. Staff Announcements

9. Minutes for Approval

Draft minutes for the Commissions consideration and approval.

Minutes of December 3, 2025

From: Commission Secretary

Recommendation: Approve the draft minutes of the December 3, 2025 meeting.

10. Action and Discussion Items

*The public may comment on each item listed on the agenda for action as the item is taken up. Following review and discussion of the items listed below, the Commission may continue an item to a future Commission meeting. **No Action can be taken on items that are not noticed on the published agenda.***

A. Action: Pier-Ferry Project Use Permit Application

From: Liza McNulty, Capital Improvement Program Manager, Parks, Recreation and Waterfront Department

Recommendation: Review the staff report, receive a staff presentation, consider public comments, and recommend approval of the Use Permit application for the Pier- Ferry Project.

- B. [Public Hearing: Amendments to BMC Title 23 \(Zoning\) to update the regulation of Nonconforming Lot Coverage, Floor Area Ratio \(FAR\) and Density for Residential Uses in the Residential Multi-Unit 1 \(R-1\), Residential Multi-Unit 2 \(R-2\), Residential Multi-Unit 2A \(R-2A\), and Mixed Use-Residential \(MU-R\) Zoning Districts.](#)

From: Faye Mingham, Assistant Planner

Recommendation: Review the staff report, receive a presentation, conduct a Public Hearing, and upon conclusion, make a recommendation to the City Council to adopt proposed amendments to BMC Title 23 (Zoning) Section 23.324.050 to update the regulation of nonconforming lot coverage, FAR and density for residential uses in the R-1, R-2, R-2A, & MU-R zoning districts.

- C. **Action: 2026 Nominations for February Election**

From: Justin Horner, Principal Planner, Planning Commission Secretary

Recommendation: Nominate Commissioners for Chair and Vice Chair.

11. Information Items

None

12. Correspondence

None

13. Next Commission Meeting

Wednesday February 4, 2026, 6:30 PM

14. Adjournment

Correspondence and Notices

For inclusion in the Commissioners' agenda packet, please submit written comments by Wednesday the week prior to the meeting. One set of "late communications" will be distributed to the Commissioners one day before the meeting. Please submit any material for distribution as "late communications" no later than 12:00 noon on the Tuesday prior to the meeting. Please be advised: Commissioners may not have an opportunity to read written materials handed out at the meeting.

- **To distribute correspondence for inclusion in the agenda packet** -- submit comments **by 12:00 noon, Wednesday January 14, 2026.**
- **Late Communications** must be submitted **by 12:00 noon, Tuesday, January 20, 2026.** Correspondence received later, at the meeting, and after the meeting, will be posted to the website following the meeting.
- Members of the public may submit written comments themselves at the meeting. To distribute correspondence at the meeting, please provide 12 copies and submit to the Planning Commission Secretary.

- **Please be advised: You are strongly advised to submit written comments *prior to the meeting date as Commission members may not have an opportunity to read written materials handed out at the meeting.***
- Written comments or requests for a Notice of Decision should be directed to the Planning Commission Secretary.

Notice of Public Record

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. Please note: E-mail addresses, names, addresses, and other contact information are not required but, if included in any communication to a City board, commission, or committee, will become part of the public record. If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission, or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission, or committee for further information.

Any writings or documents provided to a majority of the commission regarding any item on this agenda will be made available for public inspection at Planning and Development Department, Land Use Division located at 1947 Center Street, 2nd Floor, Berkeley, CA.



Communication Access Information

This meeting is being held in a wheelchair accessible location. To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at ada@berkeleyca.gov, (510) 981-6418 (V), or (510) 981-6347 (TDD) at least three business days before the meeting date. Attendees at public meetings are reminded that other attendees may be sensitive to various scents, whether natural or manufactured, in products and materials. Please help the City respect these needs.

Video and audio recordings of the [Commission Name] meetings are available upon request. Please contact the Commission Secretary at [email] or [phone number] to obtain a recording.

Certification of public posting

I hereby certify that the agenda for this meeting of the Berkeley City Commission was posted at the display case located near the walkway in front of the Maudelle Shirek Building, 2134 Martin Luther King Jr. Way, as well as on the City's website, on January 14, 2026.

A handwritten signature in black ink, appearing to read 'Justin Horner', written in a cursive style.

Justin Horner, Planning Commission Secretary