



Planning Commission

**DRAFT MINUTES OF THE SPECIAL PLANNING COMMISSION MEETING
October 18, 2023**

The meeting was called to order at 5:36 p.m.

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

1. ROLL CALL:

Commissioners Present: Debra Sanderson (alternate for Blaine Merker), Elisa Mikiten (arrived at 5:53pm), Jeff Vincent, John E. Moore, Christina Oatfield, Emily Marthinsen, Alfred Twu, Savlan Hauser, and Barnali Ghosh.

Commissioner Absent: Blaine Merker (excused).

Staff Present: Secretary Alisa Shen, Clerk Zoe Covello, Planning Director Jordan Klein.

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 (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 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. ORDER OF AGENDA: No changes.

4. PUBLIC COMMENT PERIOD: 0.

5. PLANNING STAFF REPORT:

- ADU Ordinance takes effect November 9, 2024
- Southside goes to Council on November 14, 2024

34 **Information Items:** None.

35 **Communications:**

- 36 • General.
- 37 • BART.

38 **Late Communications:**

- 39 • Supplemental Packet One.
- 40 • Supplemental Packet Two.

41 **6. CHAIR REPORT:**

- 42 • None.

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

- 45
- 46 • None.

47 **8. APPROVAL OF MINUTES:**

48 Motion/Second/Carried (Moore/Vincent) to approve the Planning Commission Meeting
49 Minutes from October 4, 2023.

50
51 Ayes: Vincent, Moore, Oatfield, Mikiten, Marthinsen, Twu, Hauser. Noes: None. Abstain:
52 Sanderson. Absent: Mikiten. (7-0-1-1)

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

- 55 • None.

56

57 **AGENDA ITEMS**

58 **10. Action: Public Hearing: North Berkeley BART Objective Design Standards (ODS)**

59 Principal Planner Alisa Shen and Chris Sensenig, Senior Associate with Raimi + Associates,
60 presented the draft Objective Design Standards for the North Berkeley BART Station Project.
61 Public comment was taken, the draft objective design standards were discussed, and a
62 recommendation to City Council was made.

63

64 Motion/Second/Carried (Vincent/Moore) to close the public hearing at 7:36pm.

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66 Ayes: Sanderson, Vincent, Moore, Oatfield, Mikiten, Marthinsen, Twu, Hauser, Ghosh. Noes:
67 None. Abstain: None. Absent: None. (9-0-0-0)

68

69 **Public Comments: 20**

70 Motion/Second/Carried (Oatfield/Twu) to recommend adoption of the draft objective design
71 standards, with the following modifications:

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73 1. To integrate the requests made by the North Berkeley Housing Partners in their letter to the
74 Planning Commission, dated October 13, 2023, included in Supplemental Communications
75 #1, which are summarized as follows:

- 76
77 i. Reduce required setbacks to the minimum required by zoning of five feet.
78 ii. Apply rules for projections allowed on Sacramento Street to Virginia Street.
79 iii. Simplify major breaks by increasing maximum primary facade length to 250' for Delaware,
80 Acton and Virginia streets; eliminating maximum secondary facade length; only applying
81 Section 2.2.3 Major Breaks to facades greater than 200' in length; and eliminating Major
82 Breaks in secondary facades.
83 iv. Increase the 65 percent limit for a single material to 80 percent and apply the percentage
84 to all building exteriors as a whole.
85 v. Remove the requirement that panel systems shall not have exposed fasteners.
86 vi. Eliminate utility/refuse/loading access requirements.

87
88 2. Add: "Facades that have ornament on at least 5% of the wall shall not be required to have
89 major or minor breaks."; and

90 3. Add: "Facades that have ornament on at least 5% of the wall may exceed the 65% maximum
91 for one material."

92
93 at 8:50pm.

94
95 Ayes: Sanderson, Vincent, Moore, Oatfield, Marthinsen, Twu, Hauser, Ghosh. Noes: Mikiten.
96 Abstain: None. Absent: None. (8-1-0-0)

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98 Motion/Second/Carried (Vincent/Moore) to adjourn the meeting at 8:51pm.

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100 Ayes: Sanderson, Vincent, Moore, Oatfield, Mikiten, Marthinsen, Twu, Hauser, Ghosh. Noes:
101 None. Abstain: None. Absent: None. (9-0-0-0)

102
103 **Members in the public in attendance: 43**

104 **Public Speakers: 20**

105 **Length of the meeting: 3 hr 16 minutes**