CENA Board Meeting

9 March 2026
7:30 PM
1 Hazel Road

Meeting Minutes

Board members present: Dean Metzger, Paul Valenstein, Lesley Emmington, Claudia Hunka, Carlene St John, Dan Lindheim, Cecile Earle, Joel Rubenzahl, Kathlene McGuire, Marcia Campos and Bruce Riordan

Board Members Absent: Phil Bokovoy, Gunther Stein, Robert Riemer and Patricia Maloney

1. Approve minutes: a). February 2026, Board of Directors meeting.
   Motion to approve: Lesley Emmington moved and it was seconded by Joel Rubenzahl
   Approved unanimously.

2. Treasurers Report – Kathlene McGuire
   Reported approximately $13,00.00 in the CENA checking account
   And about $8,000.00 in the savings account

3. Up-Zoning of College Ave. and the Elmwood shopping area.
   Save Berkeley Shops.org – Spot-Zoning on Claremont Ave.
   Pitch Proposal.
   Claudia reported that Item 13 on the City of Berkeley Council consent
   Calendar (by Mark Humbert) for March 10, 2026.

   Council Consent Items Tuesday, March 10, 2026

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   13. Project to Increase Telegraph and Claremont Housing (PITCH) Rezoning (Reviewed by the Land Use, Housing & Economic Development Committee)

   From: Councilmember Humbert (Author), Mayor Ishii (Author), Councilmember Bartlett (Author)

   Recommendation: Refer to the City Manager the Project to Increase Telegraph and Claremont Housing (PITCH) as a standalone rezoning effort to proactively and equitably increase housing stock in southeast Berkeley's high-resource areas.
   This project would seek to:

   1. Rezone the Telegraph Avenue corridor south of Parker Street to the Oakland border at Woolsey Street from the current C-C (Commercial Corridor) district to the C-T

(Telegraph Avenue Commercial) district (or similar), allowing for taller mixed-use housing development, with a goal of base zoning of 8 stories/85 feet.
2. Identify and upzone specific auto-oriented C-N (Neighborhood Commercial) parcels in the Claremont and Ashby area (near Domingo Avenue) from their current 2–3 story limits to 4–6 stories using existing or new zoning districts.

4. **Allocate funding from the District 8 office budget to begin required planning and California Environmental Quality Act (CEQA) review for the proposed zoning changes. Policy Committee Recommendation: To send the item to the City Council with a qualified positive recommendation with the following amendments: 1. Provide a more precise description of where the balance of the proposed funding would come from. 2. Look at a variety of density bonus scenarios for projections related to units and stories. 3. Clarify that the boundary runs from south of Parker Street to the Oakland border. Financial Implications: See report Contact: Mark Humbert, Councilmember, District 8, (510) 981-7180**

The CENA Board thinks the proposal to study the proposal is the proper action and supports it.

After much discussion it was proposed CENA send a letter to Marh Humbert thanking him for continuing this item for more study.

5. 2026 election planning. Primary election June 2 and main election November 3?
Where and when to hold neighborhood meetings?

CENA will schedule a General Membership meeting on June 15, 2026, to elect CENA Board members and officers for the 2026-2027 CENA Board.

Mark Humbert will be invited to speak explaining the up zoning of the Elmwood shopping District and other issues in our district.

In September CENA will hold general meeting to hear from candidates and other items on the November ballot. Lesley will speak with the Chinese Church for Christ on Prince Street to see if the September meeting can be held there.

The Fire Chief will be invited to talk about issues concerning single lane streets in Berkeley.

Public Works will be invited to discuss the repaving plans for Claremont Avenue.

6. Communication Committee Report

Committee proposed sending a postcard to the CENA neighborhood four times a year. Claudia volunteered to make the first postcard, and it will be Mailed when ready.

7. Other Items?

Claudia reported on the effort to landmark the College Avenue commercial district. The CENA Board agrees that CENA will review the submission before taking any position.

Claudia reported that May 3, 2026, would be the music festival in the Elmwood and asked if anyone knew someone who might want to perform in the event.

8. **Next meeting – April 13, 2026**

9. Board Committees Reports.
   1. **Zoning and land use.**
      Dan Lindheim
      Joel Ruberzahl
      Dean Metzger

   2. **Membership**
      Claudia Hunka
      Cecile Earle
      Lesley Emmington
      Carlene St John
      Phil Bokovoy

      Summer newsletter
   3. **Website**

Dean Metzger
Gunther Stein
Phil Bokovoy

4. **Update information as required, Communicate with membership**
   Paul Valentstein
   Patricia Maloney
   Dean Metzger

   Report - Communication Committee Proposal to CENA Board – attached

5. **Government**
   Robert Riemer
   Dean Metzger
   Communications with Councilmember Mark Humbert
   Claremont Ave. issues
   Legal advice – attorney in our neighborhood?

   Report – CENA Government Committee Report - attached