



Planning Commission

## FINAL MINUTES OF THE REGULAR PLANNING COMMISSION MEETING December 5, 2018

The meeting was called to order at 7:03 p.m.

**Location:** North Berkeley Senior Center, Berkeley, CA

### 1. ROLL CALL:

**Commissioners Present:** Steve Martinot, Robb William Kapla, Christine Schildt, Benjamin Fong, Benjamin Beach, Mary Kay Lacey, Rob Wrenn, Savlan Hauser (alternate for Jeff Vincent).

**Commissioners Absent:** Prakash Pinto (leave of absence), Jeff Vincent (leave of absence)

**Staff Present:** Secretary Alene Pearson, Elizabeth Greene, Nilu Karimzadegan, Jim Frank, Erik Anderson and Beth Thomas.

2. **ORDER OF AGENDA:** No changes.

3. **PUBLIC COMMENT PERIOD:** No speakers.

### 4. PLANNING STAFF REPORT:

Staff announced that this will be the last meeting held at the North Berkeley Senior Center and the next meeting will be held in the Multi-purpose Room at 1947 Center Street. Additionally, staff pointed out that at December 11, 2018 Council meeting, amendments to support Small Businesses and rezoning of a parcel at 1050 Parker will be discussed. There are 2 information items pertaining to Small Businesses and a referral to Planning Commission that are included in the packet provided to Council.

#### Information Items:

- City Council Report dated November 27, 2018 (Referral Response: Modifications to the Zoning ordinance to Support Small Businesses)
- Survey Results on Zoning Ordinance Amendments to Support Small Businesses
- Short Term Referral to Expedite Components of the More Student Housing Now Resolution, and budget referral to the annual appropriation ordinance adoption

#### Communication:

- 2018-11-16 – Supporting modifications to the zoning ordinance

#### Late Communications (Received after the Packet deadline):

- 2018-12-05 – Adriana Ortega Housing Letter

- 2018-12-05 – Commission Meeting and Contact Information Brochures
- 2018-12-05 – Charley Pappas\_RE ST PL

**Late Communications** (Received and distributed at the meeting): None.

5. **CHAIR REPORT:** None.

6. **COMMITTEE REPORT:** None

**7. APPROVAL OF MINUTES:**

Motion/Second/Carried (Kapla/Fong) to approve the Planning Commission Meeting Minutes from November 7, 2018 with amendments to Home Occupation to allow for one non-resident individual engaged in business-related activities. Ayes: Martinot, Kapla, Schildt, Fong, Beach, Lacey, Wrenn. Noes: None. Abstain: Hauser. Absent: Pinto (7-0-1-1)

**FUTURE AGENDA ITEMS AND OTHER PLANNING-RELATED EVENTS:** At the next meeting, January 16, 2019 Student Housing, Local Hazard Mitigation Plan and Report back to Office of Emergency services will be presented.

**AGENDA ITEMS**

**9. Action: Public Hearing: Retail Nursery Microbusiness**

Staff reported that the Council voted at the September 2018 meeting to allow small Distributors and Cultivators to operate in Berkeley and to allow all cannabis businesses to operate as for-profit business. At the October 9, 2018 work session, the Council gave directions to maintain existing Retailer quotas, expand buffers for Retailers and supported the conversion of existing non-cannabis nurseries to cannabis retail nurseries. Staff described the draft ordinance, which would allow two existing nurseries to convert to Retail Nursery Microbusinesses (RNM) regardless of the number of Retailers and Cultivators in the City. RNM would be subject to the performance and development standards in place for the cannabis uses included as part of the RNM. The Commission held a public hearing, asked clarifying questions and discussed the proposed amendment.

Motion/Second/Carried (Schildt /Beach) to close the public hearing for item 9. Ayes: Martinot, Kapla, Schildt, Fong, Beach, Lacey, Wrenn, Hauser. Noes: None. Abstain: None. Absent: Pinto. (8-0-0-1)

Motion/Second/Carried (Kapla/Wrenn) to adopt proposed language and require a Use Permit for the conversion of an existing nursery to a Retail Nursery Microbusinesses. Ayes: Martinot, Kapla, Schildt, Fong, Beach, Lacey, Wrenn, Hauser. Noes: None. Abstain: None. Absent: Pinto. (8-0-0-1)

Public Comments: 4 Comments

**10. Discussion: Bicycle Parking Standards**

Department of Public Work staff presented 2017 Berkeley Bicycle Plan and a summary of bicycle parking best practices to the Planning Commission and asked for direction on Berkeley's bicycle parking standards. Additionally staff proposed that the Planning Commission consider incorporating standards for bicycle parking into the Zoning Ordinance for all districts. The Commission is interested in moving this proposal forward if it can be folded in ZORP and does not require excessive Planning staff time.

Public Comments: None

**The meeting was adjourned at 8:38 pm**

**Commissioners in attendance: 8 of 9**

**Members in the public in attendance: 8**

**Public Speakers: 4 speakers**

**Length of the meeting: 1 hours and 35 minutes**

APPROVED: \_\_\_\_\_



Alene Pearson

Secretary of the Planning Commission

