



Planning Commission

**Final MINUTES OF THE REGULAR PLANNING COMMISSION MEETING
January 16, 2019**

The meeting was called to order at 7:06 p.m.

Location: 1947 Center Street, Lower-level Multipurpose Room, Berkeley, CA

1. ROLL CALL:

Commissioners Present: Benjamin Beach, Benjamin Fong, Robb William Kapla, Mary Kay Lacey, Steve Martinot, Christine Schildt, Jeff Vincent, Rob Wrenn.

Staff Present: Secretary Alene Pearson, Elizabeth Greene, Jim Frank and Nilu Karimzadegan

2. ORDER OF AGENDA: No Change.

3. PUBLIC COMMENT: 0 speakers.

4. PLANNING STAFF REPORT:

Staff provided updates on the following items:

- Current vacancies on Planning Commission and JSISHL;
- City Council's second reading of the Zoning Ordinance Amendments to support small businesses on January 22, 2019;
- City Council's second reading of the 1050 Parker Rezone on January 22, 2019;
- City Council's special meeting on January 15, 2019 on the use of Measure O Funds and also on future development at North Berkeley BART;
- City Council's first reading of the Density Bonus Ordinance on January 29;
- Recognition of Prakash Pinto's service on the Planning Commission since September 2016.

Information Items: None.

Communication:

- 2018-12-17 Margy Wilkinson - San Francisco Chronicle article regarding penalties for illegally demolished landmark property.
- 2018-12-20 Jeff Vincent- one email and two articles regarding housing supply and affordability

Late Communications (Received after the Packet deadline):

- Email from Amir Wright Re: More Student Housing Now

- Berkeley Charrette Flyer regarding Berkeley's Zero Waste goal
- Email from Jane Hood Re: Support for More Student Housing Now
- Email from Jonathan Corn Re: Support for More Student Housing Now
- Email from Matthew Lewis Re: "Options for Encouraging Student housing in the Southside"
- Email from Natasha Ham Re: Student Housing
- Email from Nuha Khalfy Re: 1/16/2019 – In Support of Student Housing
- Email from Samuel Taplin Re: Student Housing
- Email from Sarah Abdesahian Re: More Student Housing Now!
- Email from Steve Martinot Re: Housing Supply and Affordability
- Letter from the Berkeley Tenant Union Re: Implementation of SB 1227 (Student Housing Density Bonus)

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

5. **CHAIR REPORT.** No Report.

6. **COMMITTEE REPORT:** None.

7. **APPROVAL OF MINUTES:**

Motion/Second/Carried (Kapla/Wrenn) to approve the Planning Commission Meeting Minutes from December 5, 2018. Ayes: Benjamin Beach, Benjamin Fong, Robb William Kapla, Mary Kay Lacey, Steve Martinot, Christine Schildt, Jeff Vincent , Rob Wrenn. Abstain: None. Absent: None. (8-0-0-0)

FUTURE AGENDA ITEMS AND OTHER PLANNING-RELATED EVENTS:

Staff will present Policy 1 (parking related to affordable housing production) of the Green Affordable Housing Referral to the Planning Commission in February and will include comments from this meeting's discussion on Local Hazard Mitigation Plan as well. Finally the Planning Commission meetings will be held on first Wednesdays of the month, except in January and July – which will be the third Wednesday of the month.

AGENDA ITEMS

9. Action: **Public Hearing: Tentative Tract Map for 2747 San Pablo Avenue**

Planning Commission held a public hearing on the Tentative Tract Map for 2747 San Pablo Avenue, a 42 unit project with 39 dwelling units including 6 inclusionary units. Staff provided Findings for the Tract Map and Public Works confirmed no conflicts with encroachment. Staff presented the background information on the approval process on Tentative Tract Maps. The Commission asked clarifying questions regarding the project, including clarification regarding its height and number/location of Density Bonus units.

Motion/Second/Carried (Kapla/Vincent) to close the Public Hearing. Ayes: Benjamin Beach, Benjamin Fong, Robb William Kapla, Mary Kay Lacey, Steve Martinot, Christine Schildt, Rob Wrenn, Jeff Vincent. Abstain: None. Absent: None. (8-0-0-0)

Motion/Second/Carried (Vincent/Kapla) to approve the Tract Map. Ayes: Benjamin Beach, Benjamin Fong, Robb William Kapla, Mary Kay Lacey, Steve Martinot, Christine Schildt, Jeff Vincent, Rob Wrenn. Abstain: None. Absent: None. (8-0-0-0)

Public Comments: 0 Comments

10. Action: Options for Encouraging Student Housing in the Southside

Staff provided immediate, short-term and long-term actions. The immediate actions include implementing SB 1227 and drafting a letter from the Council to the UC to encourage more student housing development. The short-term changes include expanding the car-free housing area and conversion of commercial space. Long-term actions include changes to the development standards that require environmental analysis. Staff announced that there is funding available for environmental analysis and an RFP for consultants will be developed. The Commission recommended that staff revisit More Student Housing Now options, GLA options and flexible ground floor uses as part of the EIR analysis.

The Commission requested staff to return with ZO amendments to remove parking requirements from R-S and R-SH districts and recommended further study in all R-3 and R-3H within the Southside. The Commission also recommended staff to 1) identify mechanism for student cooperatives to take advantage of SB-1227 without meeting State's requirement for 55-year master lease agreement; 2) revisit Southside Density Bonus Pilot referral that allows up to 50% bonus for additional affordable housing and 3) engage with OED on COB vacancy rates and viable depth of street-facing retails with residential in rear.

Motion/Second/Carried (Wrenn/Kapla) to remove parking requirements from R-S and R-SH district and have a Public Hearing and recommend further study in all R-3 and R-3H within the South Side to eliminate parking requirements Ayes: Benjamin Beach, Benjamin Fong, Robb William Kapla, Mary Kay Lacey, Steve Martinot, Christine Schildt, Jeff Vincent, Rob Wrenn. Abstain: None. Absent: None. (8-0-0-0)

Motion/Second/Carried (Fong/Vincent) to remove parking requirements from all areas of the Southside. Ayes: Benjamin Fong. Noes: Benjamin Beach, Robb William Kapla, Mary Kay Lacey, Steve Martinot, Christine Schildt, Jeff Vincent, Rob Wrenn. Abstain: None. Absent: None. (1-7-0-0)

Public Comments: 8 speakers.

11. Discussion: Review First Draft Executive Summary and Mitigation Actions of the Local Hazard Mitigation Plan

Staff presented the Executive Summary and Mitigation Actions of the draft Local Hazard Mitigation Plan (LHMP) to the Commission and discussed LHMP's goals to protect Berkeley's people, buildings, infrastructure and environment from natural hazards. Staff requested that the Commission review the document and provide comments by January 28, 2019, in order for staff to compile comments prior to the February 6th meeting. The comments the Commission approves will be forwarded to Berkeley's Office of Emergency Services (OES). OES will review and respond to comments prior to submitting the draft LHMP to Federal Emergency Management Agency (FEMA).

Public Comments: None.

12. Action: Chair and Vice Chair Nominations

Motion/Second/Carried (Wrenn/Lacey) to nominate Christine Schildt for Chair. Ayes: Benjamin Beach, Benjamin Fong, Robb William Kapla, Mary Kay Lacey, Steve Martinot, Christine Schildt, Rob Wrenn, Jeff Vincent. Abstain: None. Absent: None. (8-0-0-0)

Motion/Second/Carried (Kapla/Schildt) to nominate Robb William Kapla as Vice Chair. Ayes: Benjamin Beach, Benjamin Fong, Robb William Kapla, Mary Kay Lacey, Steve Martinot, Christine Schildt, Jeff Vincent, Rob Wrenn. Abstain: None. Absent: None. (8-0-0-0)

Public Comments: 0 Comments

The meeting was adjourned in honor of Prakash Pinto at 9:48 pm

Commissioners in attendance: 8 of 8

Members in the public in attendance: 10

Public Speakers: 8 speakers

Length of the meeting: 2 hours and 42 minutes

APPROVED:



Alene Pearson

Secretary of the Planning Commission