

Planning Commission

FINAL MINUTES OF THE REGULAR PLANNING COMMISSION MEETING March 6, 2019

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

Location: South Berkeley Senior Center, 2939 Ellis Street, Berkeley, CA

1. ROLL CALL:

Commissioners Present: Benjamin Beach, Robb William Kapla, Mary Kay Lacey, Steve Martinot, Christine Schildt, Brad Wiblin, Rob Wrenn, Bella Smith (Alternate), Jeff Vincent.

Commissioners Absent: Benjamin Fong (excused)

Staff Present: Secretary Alene Pearson, Alisa Shen and Nilu Karimzadegan

2. ORDER OF AGENDA: Order of Agenda was changed to:

Presentation Item 9 (Local Community Preference for Affordable Housing: Case Studies), Presentation Item 10 (Housing and Community Benefits Ideas for the Adeline Corridor), Action Item 11 (Formation of Adeline Corridor Plan Subcommittee) and Action Item 12 (Formation of an Affordable Housing Mitigation Fee (AHMF) Subcommittee).

3. PUBLIC COMMENTS: 3 speakers.

4. PLANNING STAFF REPORT:

Staff provided updates on an information item that is provided in this packet:

- The first information item is a reports on projects at 2025 Durant Avenue/2020 Bancroft Way in which 26 Off-Street Parking spaces on ground floor were converted to 2 dwelling units. These items were reviewed at ZAB a week after February 6, 2019 Planning Commission's discussion on parking reform.

Information Items:

- 2025 Durant Avenue/2020 Bancroft Way Staff Report (Use Permit to remove 26 parking spaces on the ground floor to construct 2 new dwelling units).
- African American Holistic Resource Center Feasibility Study.

Communication: None

Late Communications (Received after the Packet deadline):

- Letter from South Berkeley Now, Re: Adeline Corridor Plan.
- Email from Ellen Woods, Re: SUPPORT POLICIES THAT REVERSE DISPLACMNET IN SOUTH BERKELEY.
- Email from Janice Greenberg, Re: 3/6/19.
- Email from Katharine Bierce, Re: Please prioritize new affordable housing in the Adeline corridor.
- Email from Larisa Cummings, Re: Adeline Corridor plans
- Email from Negeene Mosaed, Re: Prioritizing people over profit and saving the South Berkeley Community.
- Email from Allen Barth, Re: Yes: Demand City take action on displacement in Adeline Corridor plan—March 6 Planning Commission meeting.
- Email from Ariana Thompson-Lastad, Re: please use Adeline Corridor plan to prevent displacement.
- Email from Darryl Bartlow, Re: Berkeley. Do not marginalize and disenfranchise the African American citizens. Thank you.

Late Communications (Received and distributed at the meeting):

- Proposed work outline for: Moving South Berkeley Forward: Soil sampling and urban farm design for the Santa Fe Right of Way, Berkeley, CA and brochure including list of Berkeley's School Gardens, College Gardens, Youth Training Gardens, Nonprofit Garden Projects and Community Garden.
- Email from Christine Schwartz including the link to the video of the Planning Commission meeting, Re: Planning Commission Meeting March 6, 2019 at South Berkeley Senior Center

5. CHAIR REPORT.

Chair acknowledged and thanked the people who have been involved in putting the African American Holistic Resource Center Feasibility Study together and encouraged the commissioners and the members of the public to look at the Adeline Corridor plan and reflect on the conversation regarding displacement in South Berkeley.

6. COMMITTEE REPORT: None.

7. APPROVAL OF MINUTES:

Motion/Second/Carried (Vincent/ Wiblin) to approve the Draft Planning Commission Meeting Minutes from February 6, 2019 with minor edits to item 9, 11 and 12. Ayes: Benjamin Beach, Robb William Kapla, Mary Kay Lacey, Steve Martinot, Christine Schildt, Rob Wrenn , Jeff Vincent, Brad Wiblin. Noes: None. Abstain: Ella Smith. Absent: Benjamin Fong. (8-0-1-1)

8. FUTURE AGENDA ITEMS AND OTHER PLANNING-RELATED EVENTS: The following public hearing items are tentatively planned for the next Planning Commission meeting on April 3, 2019:

- 1) Affordable Housing Mitigation Fee referral.
- 2) Southside park-free overlay Zoning Ordinance amendments.

3) The Comprehensive Cannabis amendments.

AGENDA ITEMS

9. Presentation: Local Community Preference for Affordable Housing: Case Studies

Adeline Corridor Principle Planner, Alisa Shen introduced UC Berkeley graduate student Eli's Kaplan who presented: "Implementing a Community Preference Policy for Affordable Housing in Berkeley."

Public Comments: 14 speakers.

10. Presentation: Housing and Community Benefits Ideas for the Adeline Corridor

Rick Jacobus of Street Level Advisors (member of the consultant team for the Adeline Specific Plan project) presented the "Affordable Housing and Community Benefits for the Adeline Corridor."

Public Comments: 14 speakers

11. Action: Formation of Adeline Corridor Plan Subcommittee

Staff provided a roadmap of the work to complete the Adeline Corridor plan. The tentative schedule is as follow:

- April /May 2019: Staff will be finalizing Draft Plan and Draft EIR
- May/June 2019: Staff will bring Draft Plan to Commissions and will hold Subcommittee and community meetings to present documents and gather feedback. This will be concurrent with the 45-day Planning Commission period on Draft EIR.
- July/August 2019: Staff will go over the feedback on the Draft EIR and will prepare responses to comments.
- September/October 2019: Staff and the Planning Commission will initiate public hearings on the Final EIR.
- End of year 2019/Early 2020: Recommendation to City Council

Motion/Second/Carried (Schildt /Kapla) to create a Subcommittee consisting of Benjamin Beach, Christine Schildt, Brad Wiblin and Rob Wrenn to review Draft Plan and Draft EIR and initiate a recommendation for Full Commission Review. Ayes: Benjamin Beach, Robb William Kapla, Mary Kay Lacey, Steve Martinot, Christine Schildt, Ella Smith, Brad Wiblin, Rob Wrenn, Jeff Vincent. Noes: None. Abstain: None, Absent: Benjamin Fong. (9-0-0-1)

PUBLIC COMMENTS: 3

12. Action: Formation of an Affordable Housing Mitigation Fee (AHMF) Subcommittee

Staff reported that City Council requested Planning Commission make a recommendation on the AHMF Referral to City Council by April 30, 2019. Planning Commission created a Subcommittee to address Council's request.

Motion/Second/Carried (Schildt /Wrenn) to create Subcommittee consisted of Benjamin Beach, Mary Kay Lacey, Christine Schildt and Brad Wiblin to initiate a Response to the AHMF Referral. Ayes: Benjamin Beach, Robb William Kapla, Mary Kay Lacey, Steve Martinot, Christine Schildt, Ella Smith, Brad Wiblin, Rob Wrenn , Jeff Vincent. Noes: None. Abstain: None, Absent: Benjamin Fong. (9-0-0-1)

Public Comments: 6 Comments

The meeting was adjourned at 10:29 pm

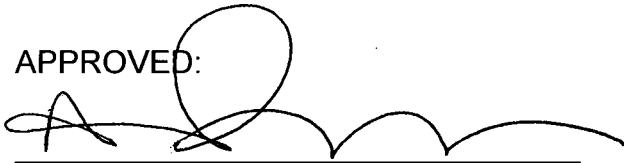
Commissioners in attendance: 9 of 9

Members in the public in attendance: 48

Public Speakers: 40 speakers

Length of the meeting: 3 hours and 26 minutes

APPROVED:



Alene Pearson

Secretary of the Planning Commission