



Planning Commission

FINAL MINUTES OF THE REGULAR PLANNING COMMISSION MEETING September 2, 2020

The meeting was called to order at 7:01 p.m.

Location: Virtual meeting via Zoom

1. ROLL CALL:

Commissioners Present: Benjamin Beach, Robb Kapla, Shane Krpata, Mary Kay Lacey, Steve Martinot, Christine Schildt, Jeff Vincent, Brad Wiblin, and Rob Wrenn.

Commissioners Absent: None.

Staff Present: Secretary Alene Pearson, Katrina Lapira, Beth Greene, and Justin Horner.

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

3. **PUBLIC COMMENT PERIOD:** 0

4. PLANNING STAFF REPORT:

- Meeting Schedule
 - September 16 (Adeline Corridor Plan Public Hearing) – Special Meeting
 - September 30 (Tentative) – Continuation of Adeline Corridor Plan Public hearing
 - October 7 – Regular Meeting
 - October 21 - Special Meeting (Tentative)
- Thanks Beth! - Staff and the Commission acknowledged Senior Planner, Beth Greene's many years of exemplary service to the City.

Information Items:

- August 21, 2020 – Staff, Commissioner's Manual pp 40-41
- July 28, 2020 – City Council, Amendments to BMC Short Term Rentals (23C.22)
- July 28, 2020 – City Council, General Plan Redesignation and Rezone of the Rose Garden Inn at 2740 Telegraph Avenue
- July 28, 2020 – City Council, Urgency Ordinance for Outdoor Commerce on Private Property
- July 28, 2020 – City Council, Housing Pipeline Report
- July 28, 2020 – City Council, Regulatory Agreement: 1500 San Pablo
- March 10, 2020 – City Council, Referral: Research and Development Definition
- November 12, 2019 – City Council, Referral: Bird Safety Requirements

Communications:

- August 18 – Staff, PC September Meeting
- August 7 – Babitt, School Board
- August 6 – Staff, PC Meeting Schedule
- August 5 – Porter, ADU Regulations
- August 5 – Fred, Southside Plan
- August 5 – Californians for Homeownership, DFSC Letter
- August 3 – Sagehorn, Southside Plan
- August 3 – Doughty, ADU Regulations
- August 3 – Denney, Southside Plan
- July 27 – Staff, August 19 Special Meeting Cancellation
- July 21 – Staff, Commission Meeting Materials
- July 20 – Disaster and Fire Safety, ADU Memo
- July 12 – Sanderson, ADU Regulations in the Hillside
- July 10 – Campbell, ADU Regulations in the Hillside

Late Communications:

- Supplemental Packet One
- Supplemental Packet Two - empty
- Supplemental Packet Three (Read aloud at the meeting)

5. CHAIR REPORT:

- None

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

- Adeline Subcommittee - Met on August 19 to discuss and finalize several proposed changes to the draft plan.
- Joint Subcommittee for the Implementation of State Housing Laws (JSISHL) – Met on July 22 to discuss objective standards for density, design, and shadows. Recommendation Report is being drafted and will be submitted to City Council by Commission Chair.

7. APPROVAL OF MINUTES:

Motion/Second/Carried (Wrenn/Vincent) to approve the Planning Commission Meeting Minutes from July 1, 2020 with the discussed edits to lines 74, 100, and 101.

Ayes: Beach, Kapla, Krpata, Lacey, Martinot, Vincent, Wrenn, and Wiblin. Noes: None. Abstain: Schildt. Absent: None. (8-0-1-0)

FUTURE AGENDA ITEMS AND OTHER PLANNING-RELATED EVENTS:

- BART Community Advisory Group – October 14 and 20 meetings

AGENDA ITEMS

9. Action: ***Public Hearing: Southside Zoning Ordinance Amendments Project Update and Draft Environmental Impact Report (EIR) Scoping Session***

Staff provided a project update on the Southside Zoning Ordinance Amendments project, describing the focus of the project and the EIR process. Staff asked the Planning Commission and the public to provide comments on the scope, focus and content of the Draft EIR, as well as related alternatives and mitigation measures to reduce environmental effects. Comments will be accepted through **Wednesday, September 9**. The Planning Commission discussed several issues related, but not limited to, recreation/parks analysis, the accuracy of buildout assumptions, and the impact of COVID on baseline information.

Public Comments: 10

Motion/Second/Carried (Kapla/Krpata) to close the public hearing at 9:11pm.

Ayes: Beach, Kapla, Krpata, Lacey, Martinot, Schildt, Vincent, Wrenn, and Wiblin. Noes: None. Abstain: None. Absent: None. (9-0-0-0)

10. Discussion: ***ZORP Phase 1- Baseline Zoning Ordinance***

Staff provided a status report on the Baseline Zoning Ordinance (BZO), Phase 1 of the Zoning Ordinance Revision Project (ZORP). Staff shared proposed, notable changes in writing style and organization of the existing Zoning ordinance. Following the presentation, the Planning Commission commented on select consent changes, added language, and the overall utility of the document to different stakeholders in the community.

Public Comments: 1

11. Public Hearing: ***Vehicle Miles Traveled (VMT) General Plan Amendment***

Staff reviewed the proposed General Plan Amendment to the Policy T-18 of the Transportation Element that resulted from the State requirement to use Vehicle Miles Traveled (VMT) instead of Level of Service (LOS) to evaluate transportation impacts under the California Environmental Quality Act (CEQA).

Motion/Second/Carried (Kapla/Krpata) to open the public hearing for Item 11 at 9:18pm and to resume discussion on Item 10.

Ayes: Beach, Kapla, Krpata, Lacey, Martinot, Schildt, Vincent, Wrenn, and Wiblin. Noes: None. Abstain: None. Absent: None. (9-0-0-0)

Public Comments: 1

Motion/Second/Carried (Kapla/Wrenn) to close the public hearing at 11:01pm.

Ayes: Beach, Kapla, Krpata, Lacey, Martinot, Schildt, Vincent, Wrenn, and Wiblin. Noes: None. Abstain: None. Absent: None. (9-0-0-0)

Motion/Second/Carried (Schildt/Krpata) to recommend that the City Council adopt the General Plan Amendment that replaces LOS with VMT as a criteria used to determine transportation-related environmental impacts under CEQA along with the General Plan Amendment findings noted in the draft resolution.

Ayes: Beach, Kapla, Krpata, Lacey, Martinot, Schlidt, Vincent, Wrenn, and Wiblin. Noes: None. Abstain: Martinot. Absent: None. (8-0-1-0)

Commissioners in attendance: 9

Members in the public in attendance: 18

Public Speakers: 12 speakers

Length of the meeting: 4 hours and 3 minutes



Alene Pearson

Planning Commission Secretary