Planning Commission Progress on Work Plan

JUNE 2018 - FEBRUARY 2020

MARCH 04, 2020 PLANNING COMMISSION MEETING

June 2018 – February 2020

- 19 Planning Commission Meetings
- 60 Agenda Items
- 9 Broad Discussion Categories (i.e. Affordable Housing)
- 21 Discussion Topics (i.e. Affordable Housing Mitigation Fee, Local Community Preference Program)
- 13 Public Hearings Held
- 7 Subcommittees
- 15 Subcommittee Meetings 9 of them for Adeline

Discussions Categories

Subject	# of Discussions	Source of Work
Adeline Corridor	6	Referrals
Affordable Housing	5	Referrals
Cannabis	4	Referrals & compliance with State Laws
General Plan & Zoning Ordinance Amendments	11	Referrals, Applicant-driven and compliance with State laws
Parking Reform	8	Referrals
PC Business	12	Administration
Small Business Support	4	Referrals
Student Housing	6	Referrals
State Legislation	4	Referrals and State Legislation

Public Hearings Held

Cannabis - Ordinance Adopted by City Council

- Retail Nursery Microbusiness
- Comprehensive Cannabis
- ZO Amendments for Cannabis Uses: Delivery-Only Retailers

Zoning Ordinance & General Plan Amendments

- Amendments Supporting Small Businesses
- Amendments to Inclusionary Housing Regulations Adopted by City Council
- Local Hazard Mitigation Plan Adopted by City Council
- Rezone & Redesignation 2740-744 Telegraph Ave & 2348 Ward St on March 24 City Council agenda
- Compliance with SB 234 Family Home Daycares on March 24 City Council agenda

Public Hearings Held (Continued)

<u>Tract Map – Adopted by City Council</u>

- Tentative Tract Map for 2747 San Pablo Ave
- Tentative Tract Map # 8490-739 Channing Way

Home Occupations – to be revisited

• Referral Response to Amending Home Occupation BMC Chapter 23C.16

Adeline Corridor Draft Plan and Draft EIR – Final adoption anticipated Summer 2020

Eliminating Residential Off-Street Parking Requirements in the R-S – included in Parking Reform

Prioritizing Projects

"Short Term" Referrals

Legal Requirements

Changing State Laws (e.g. ADUs, AB 2923)

Referrals RRV List & HAP

(Housekeeping and Clean Up)

APPROACH:

Group into policy areas

Look for common and/or competing goals

Evaluate/Research/Discuss/Propose

WORKING DOCUMENT

Planning Commission & Policy Group Work Matrix

Work Plan

		Rank	2020											2021										
	Grouping Description (Approach/Status/Sequencing)	Referral	RRV	HAP	Staff Lead	J	F	M /	A M	J	J	A S	0	N	D	JI	M	Α	М	J J	Α	s () N	D
	Cannabis:	Cultivation Beyond M-District	DONE		Beth Greene		cc	_		Т	П			П	7				П			\top	\top	٦.
	 Comrehensivep Cannabis 2 CC in Nov (includes delivery, lounges, discretion, cultivation, M-District.) 	Hours of Operation	DONE		Beth Greene		СС	1		T				П	T	1			Ħ			\top	\top	1
A	Equity Program business support and work force development Hours of Operation	Cannabis Equity	\$T		OED/HHCS	П		1		T				П	T							\top	\top	┑
	Hours of Operation Transistion from land use to business programs	Live Work for Cannabis	NR			П		1		T				П	T								TI	7
		C-T: Community Benefits (focus on Labor Practice and AH)	started	3	Beth Greene		рс		ро			ро	:		ph		cc	Г	П			\top		7
	Student Housing:	Increase 20' height and FAR in SS.	started		Beth Greene		рс	+	рс			pc	,		ph		cc				+	\pm	$\pm \pm$	-
В	Short Term: MSHN Car-free Overlay to CC with Parking Reform	Convert Groundfloor Com to Res in SS	started		Beth Greene		рс		pc			pc	;		ph	\neg	cc		\Box		\top	\neg	\top	1
1 -	Med Term: EIR SS to study development standards.	C-T: Pilot Density Bonus (DB Phase 2)	started		Beth Greene		рс		ро			po			ph		00					\neg	\top	_
		More Student Housing Now & SB1227	started	4	Beth Greene		DC	+	DC			00			ph	+	cc		\vdash	_	+	\vdash	+	\neg
		Flex Conversion to Mini Dorms	NR			П	Т			Т									\Box			\neg	\top	_
	Parking Reform:	Green Affordable Housing (Policy 1)	started	17	Justin Homer	рс		ph	00		П		T	П	┪				П		\top	\neg	\top	ヿ
С	remove parking maximums on R-3 and above >10 units TDM: transit passes >10 units	Green Development Requirements	started		Justin Homer	рс		ph	cc					П	T				П			T	П	7
	consider parking maximums	Bike Plan: Residential Bike Parking	started		Justin Homer	рс		ph	cc				T	П	T				П			T	T	7
D	Objective Standards: JSISHL will research and recommend to CC objective standards for density, design, shadows, views.	Density by parcel; 2.Healthy/safety detriments; 3.Design review; 4, View-shadow impacts (DB Phase 3/JSISHL)	started	5	Alene Pearson	j	sis	js	sis	jsis	jsis	cc												
		Implement State Law HAA & SB-35	started		Alene Pearson	j	sis	js	sis	jsis	jsis	CC										Щ		
	Adeline Corridor: Draft Plan and Draft EIR circulated in May 2019 // Final Plan and EIR to be adopted in June 2020. Adeline Referrals to be addressed in Plan.	Adeline Corridor Plan Development			Alisa Shen				oh ph							\perp						\perp		
		Community Benefit Agreement	started		Alisa Shen	SC	SC V	ws p	oh ph	CC	CC	_	+	Н	\rightarrow	_	_	_	\vdash	_	\perp	\vdash	+	4
Е		Adopt overlay to prevent displacement in Opportunity Zones	started		Alisa Shen	sc	sc v	ws p	oh ph	СС	СС											Ш		
		Consider ELI requirements in the Adeline Plan area	started		Alisa Shen	sc	sc v	ws p	oh ph	СС	СС													
		Prohibit Autosales in C-SA	started		Alisa Shen	sc	sc v	ws p	oh ph	CC	cc													
		ADU Wildland Urban Interface (Fire lead)	FIRE started		Katrina Lapira		рс	F	bh	00			Т	П	Т	\neg			П			\neg	П	П.
		Junior-ADUs (JADUs)	8		Katrina Lapira		рс	F	oh	00			Т		П			П				\top		П
F	Accessory Dwelling Units (ADUs)	Consider ADA in ADUs	18		Katrina Lapira		рс	F	oh	cc												\Box		
Ι'	Accessory Dwelling Onits (ADOS)	House the Homeless via ADUs	59		Katrina Lapira		рс	F	oh	CC												\perp		
		ADU Ordinnace Updates (Round 2)	started		Katrina Lapira		рс	F	bh	cc				Ш								Ш		
		Implement AB 881 / AB 68 and SB 13	started		Katrina Lapira		рс	F	h	cc				Ш								Щ		
		Rose Garden Inn GP & ZO Amendment	started		Alene Pearson		ph (CC														\Box		\Box
		ZORP Phase 1 - New Baseline ZO (BZO)	started		Justin Homer			sc		рс	ph	00										\perp		
		ZORP Phase 2 - Substantive Changes	started		Justin Homer				50		рс											\perp		
		BART Zoning // AB 2923	started		Alisa Shen										рс				œ			\perp		
		Bayer Development Agreement	started		Leslie Mendez																	Ш		
		Gentrification/Displacement Study	1		HAC																	\perp		_
1		Alta Bates Zoning	NR			\sqcup	\perp	\perp	\perp	1	Ш	_		Ш	\perp	\perp	\perp		\sqcup	_		\vdash		_
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1		Pacific Steel Visioning	NR			ш	_	_	\perp	1	ш	\perp	\perp	Ш	\perp	_	\perp	_	\sqcup	_	\perp	\vdash	\perp	_
1		UC Berkeley LRDP (City Attorney lead)	NR			ш	_	\perp		1	Ш		\perp	Ш	$oldsymbol{\perp}$	\perp			Ш			\perp		
1		Berkeley Marina Master Plan (PRW lead)	NR			\sqcup	1	1	\perp	1	Ш	\perp	\perp	Ш	Ц	\perp	\perp		\sqcup	_	\perp	\vdash		_
		Berkeley Transfer Station (PW lead)	NR							1														

WORKING DOCUMENT

& Policy Group Work Matrix

Explanation

Working Document
Used for staffing and scheduling
Used for communicating progress
Grouped by topic, ranking and/or activity

NOTE: Links in PDF (PC webpage)

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- 1	Grouping Description (Approach/Status/Sequencing)			Referral		Rank		Staff			_		_	20	_						
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- 1				Live Work for Cannabis	П	NR			H		1	\top					П	7			
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- 1		Physical Hamiltonian		Increase 20' height and FAR in SS.	Н	started		Beth Greene		pc	+	рс				oc .	\vdash	ph	+	- C	
- 1	В	Student Housing: Short Term: MSHN Car-free Overlay to CC with Parking Reform		Convert Groundfloor Com to Res in SS	Н	started		Beth Greene		DC	$^{+}$	po	_			00	+	ph	+	C	
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- 1		and term and to start, determined standards.		More Student Housing Now & SB1227	Н	started	4	Beth Greene		DC	+	po	-		_	00	\vdash	nh	+		
- 1				Flex Conversion to Mini Dorms	Н	NR	_	Dear Oreene		PC						_		-			
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Current Focus

Major Efforts

ADELINE, BART Zoning Regulations, Parking Reform, Southside EIR, ADUs, ZORP Phase 1, Fees Ordinances, Objective Standards (via JSISHL)

Moderate Effort:

Housing Element Annual Progress Report, Housing Pipeline Report

Referrals: Next Up

Moderate Impact Home Occupation Referral

Ground floor Referrals

Missing Middle Referral

Business-Related Referrals

Gentrification and Displacement Workshop

NEW RRV List will be ranked and compiled in coming months

New Planning Commission Work Plan due over summer