



Planning Commission

1 **FINAL MINUTES OF THE REGULAR PLANNING COMMISSION MEETING**
2 **June 20, 2018**

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

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

5 **Commissioners Present:** Steve Martinot, Benjamin Beach (arrived at 7:05), Robb William
6 Kapla, Christine Schildt, Jeff Vincent, Rob Wrenn, Amanda Ramadhani (substitute for Benjamin
7 Fong), Mary Kay Lacey.

8 **Commissioners Absent:** Prakash Pinto (excused).

9 **Staff Present:** Alene Pearson, Sydney Stephenson, Jordan Klein (OED Staff), Eleanor
10 Hollander (OED Staff).

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

12 **CONSENT CALENDAR:** None.

13 **PUBLIC COMMENT PERIOD:** 1 speaker.

14 **PLANNING STAFF REPORT:** Alene is the new Planning Commission Secretary. On June 26,
15 the Council will hold the first reading of the Density Bonus Phase 1. On June 29, the new ADU
16 Chapter and regulations becomes effective. On July 10, Urban Agriculture and Cannabis issues
17 will have their first readings at Council.

18 **COMMUNICATIONS IN PACKET:**

- 19 • 2018-06-20 Shira Ilana Leed, Chairperson of Commission on Disability, Letter Regarding
20 ADU amendments

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22 **LATE COMMUNICATIONS** (Received after the Packet deadline): None.

23 **LATE COMMUNICATIONS** (Received and distributed at the meeting):

- 24 • 2018-06-20 Staff, Small Business Package Presentation, Item 9
25 • 2018-06-20 Staff, Planning Commission Workplan Timeline, Item 10
26 • 2018-06-20 Staff, Workplan Progress Presentation, Item 10

27 **CHAIR REPORT:** None.

28 **COMMITTEE REPORT:** None.

29 **7. APPROVAL OF MINUTES:**

30 Motion/Second/Carried (Vincent/Lacey) to approve the Planning Commission Meeting
31 Minutes from May 16, 2018. Ayes: Lacey, Beach, Martinot, Schildt, Kapla, Vincent,
32 Ramadhani, Wrenn. Noes: None. Abstain: None. Absent: Pinto. (8-0-0-1)

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34 **8. FUTURE AGENDA ITEMS AND OTHER PLANNING-RELATED EVENTS:** Staff is still
35 figuring out what items will be brought to the July 18 meeting.

36 **AGENDA ITEMS**

37 **9. Discussion: Small Business Package Referral**

38 Staff from the Office of Economic Development presented the Small Business Package
39 Referral and the following six proposed modifications to the Zoning Ordinance to support
40 small businesses:

- 41 1. Remove parking requirement for a change of use for qualifying projects in C-prefixed
42 districts;
- 43 2. Condense food services categories to a single category;
- 44 3. Standardize square footage thresholds that trigger various permits for “changes of use”
45 across all C-prefixed districts;
- 46 4. Standardize “uses deemed compatible” across C-prefixed districts to the same level of
47 discretionary review;
- 48 5. Expand the “commercial recreation” thresholds adopted for the Downtown across other
49 C-prefixed districts; and
- 50 6. Allow the incidental service of beer and wine at a food service establishment via a Zoning
51 Certificate (ZC) in C-prefixed districts, and impose performance standards where there
52 would not otherwise be conditions of approval.

53 The Commission discussed the proposed Zoning Ordinance amendments. The Commission
54 appreciated the outreach OED did to small businesses and commercial commissions. The
55 Commission expressed concern of commercial displacement by adding value to commercial
56 spaces. The Commission requested more research and information regarding
57 recommendations 1, 3, and 6. The Commission made the following motion to set a public
58 hearing for recommendations 2, 4, and 5 on July 18, 2018.

59 Motion/Second/Carried (Schildt/Vincent) to request from staff to prepare a Public Hearing for
60 July 18th with the recommendations #2, #4, and #5. Ayes: Lacey, Beach, Martinot, Schildt,
61 Kapla, Vincent, Ramadhani, Wrenn. Noes: None. Abstain: None. Absent: Pinto. (8-0-0-1)

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63 Another Public Hearing will be held at a future date with the recommendations 1, 3, and 6. At
64 the next meeting, Staff will bring back more information including a proposed square footage
65 threshold for change of use to trigger an AUP for parking, and research on eliminating levels
66 of discretion for square footage for change of use.

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68 Public Comments: 3 speakers.

69 **10. Discussion: Planning Commission Workplan Progress Presentation**

70 Staff presented the Planning Commission Workplan progress and accomplishments from
71 January 2017 to June 2018 (in the past 18 months), including number of PC meetings,
72 agenda items, topics discussed, and public hearings held. Staff will provide the working
73 referral document quarterly to the Planning Commission. The Commission asked clarifying
74 questions and appreciated the information presented on the tables and matrix.

75 Public Comments: None.

76 **11. Discussion: Final Report from Subcommittee on Affordable Housing and**
77 **Community Benefits**

78 Chair Schildt presented report regarding the Subcommittee on Affordable Housing and
79 Community Benefits. There are issues that are moving to other subcommittees and other
80 work that are moving forward to Council. This report addressed the conclusion of the
81 subcommittee's work. The Commission asked about the next steps for the Student Housing
82 referrals. Staff will be creating a report for the September PC meeting to address Student
83 Housing with analysis of referrals, CEQA issues, and legal questions.

84 Public Comment: None.

85 **The meeting was adjourned at 9:22 pm**

86 **Commissioners in attendance: 8 of 9**

87 **Members in the public in attendance: 5**

88 **Public Speakers: 5 speakers**

89 **Length of the meeting: 2 hour and 19 minutes**