



Planning Commission

FINAL MINUTES OF THE SPECIAL PLANNING COMMISSION MEETING September 30, 2020

The meeting was called to order at 7:02 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, Alisa Shen, Jordan Klein, Steve Buckley, and Paola Boylan.

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

3. **PUBLIC COMMENT PERIOD:** 0

4. **PLANNING STAFF REPORT:**

- None.

Information Items:

- None

Communications:

- September 21 – Staff, September 16 - Adeline Public Comment List
- September 19 – Thomas, Southside Plan
- September 18 – Berkeley Tenants Union, Adeline Corridor Plan
- September 18 – Berkeley Tenants Union, Social Housing
- September 14 – Collins, Adeline Corridor Plan
- September 17 – Selawsky, Adeline Corridor Plan
- September 17 – Goldmacher, Adeline Corridor Plan
- September 14 – Wrenn, Adeline Corridor Plan

Late Communications: *See agenda for links.*

- Supplemental Packet One
- Supplemental Packet Two
- Supplemental Packet Three

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.

- None

7. APPROVAL OF MINUTES:

Motion/Second/Carried (Wiblin/Vincent) to approve the Planning Commission Meeting Minutes from September 16, 2020.

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

FUTURE AGENDA ITEMS AND OTHER PLANNING-RELATED EVENTS:

- None

AGENDA ITEMS

9. Action: *Public Hearing: Continued DRAFT Adeline Corridor Plan*

After receiving public comment, the Planning Commission discussed various aspects of the Draft Adeline Corridor Plan that resulted in the following recommendations to City Council.

Public Comments: 29

Motion/Second/Carried (Kapla/Wrenn) to close the public hearing of the Draft Adeline Corridor Plan (8:46pm).

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

Motion/Second/Carried (Wrenn/Wiblin) to recommend the adoption of the Environmental Impact Report (EIR) and Mitigation and Monitoring Reporting Program (MMRP).

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/Wiblin) to recommend the adoption of Commissioner Schildt's revisions to staff's prepared language concerning Affordable Housing Requirements at the Ashby BART station. Added language is bolded and highlighted below-

Future development in the Ashby BART subarea shall consist of well-designed, high-quality, transit-oriented development that maximizes the total number of deed-restricted affordable homes, serving a range of income levels (e.g. Extremely Low, Very Low, Low and Moderate) and could also include supportive services or other spaces associated with the affordable housing and other desired community benefits. The opportunity to leverage public land for a mix of uses, including significant amounts of affordable housing, will help to safeguard the socio-economic and cultural diversity treasured by the community, as well as have correlated benefits of contributing to the neighborhood's economic prosperity and improving health outcomes.

The City and BART should strive for a goal of 100% deed-restricted affordable housing, **prioritizing extremely low and very low affordable housing**, that could be accomplished through multiple phases of development. The amount of housing and levels of affordability shall be determined through the process outlined in the Memorandum of Understanding (MOU) unanimously adopted by the City Council and the BART Board of Directors (Dec. 2019 and Jan. 2020, respectively) to work together to develop the Ashby BART and North Berkeley BART station areas. This process will **involve community meetings, development of an affordable housing funding plan** and additional land use and economic feasibility studies, including analysis of 100% affordable housing, to inform further conversation with the Community Advisory Group (CAG), Planning Commission and broader community (see Objective 7).

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

Motion/Second/Carried (Wrenn/Schildt) to recommend the adoption of the following actions that authorizes staff to –

- Make non-substantive, technical conforming edits (e.g. correction of typographical errors and/or clerical errors) to the ACSP, including but not limited to page, figure or table numbering, or zoning regulations in the Municipal Code that may have been overlooked in deleting old sections and cross-referencing new sections of the proposed Adeline Corridor zoning district prior to formal publication of the amendments in the Berkeley Municipal Code, and to return to the Planning Commission for major revisions only; and
- Create updated versions of the ACSP Implementation Plan (Chapter 8, Table 8.1) as part of the annual progress report on implementation actions to reflect prevailing changes in laws, economic conditions, and the availability of City and other funding sources, which could potentially affect timeframes, responsibilities and potential funding mechanisms.

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

Motion/Second/Carried (Wrenn/Wiblin) to recommend that residential parking requirements established are consistent with citywide requirements in the parking reform package that City Council will be considering this fall.

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/Wrenn) to maintain the prohibition on sales of distilled alcoholic beverages along Adeline Street, south of Ashby Avenue.

Ayes: Beach, Kapla, Lacey, Schildt, Vincent, Wrenn, and Wiblin. Noes: Krpata. Abstain: None. Absent: Martinot. (7-1-0-1)

Motion/Second/Carried (Schildt/Wrenn) to adopt Adeline Corridor Subcommittee's Companion Recommendations, as follows -

1. Set-aside at least an initial allocation of \$50 million of local funds for affordable housing (e.g. Measure O, Measure U1, Measure P, Housing Trust Fund) for the Adeline Corridor, and in particular, for the Ashby BART subarea. In addition to this initial set aside, the City Council should also identify potential funding sources and take action to provide additional funds that can be used to create additional affordable housing over the life of the Adeline Corridor Plan.
2. Give careful consideration to revising the Affordable Housing Mitigation Fee Ordinance to allow Moderate Income units to count towards the required percentage of affordable housing if it is provided as a combination of Moderate Income (at 100% of Area Median Income) and Extremely Low Income units to the extent permitted by law;
3. Consider support and funding for environmental analysis of a two-lane street right-of-way design option for Adeline Avenue, which would reduce travel lanes to one lane in each direction. Such a design could, by shrinking the amount of space provided to motor vehicles, potentially improve pedestrian safety and could provide more space for the development of public open space and affordable housing along the corridor. Environmental analysis of a two-lane option should look at the impact such a design would have on the City's Designated Truck Routes and Emergency Access & Evacuation Routes, on the operation of buses on the corridor, and on traffic, including possible traffic spillover onto Martin Luther King or other area streets; and

4. Identify and pursue funding for the development, operation and maintenance of parks for the Adeline Corridor.
5. Recommend that the City Council refer to the Planning Commission zoning map amendments to rezone the Fred Finch site (3404 King Street) and parcel owned by Ephesians Church (1708 Harmon Street) to the Commercial - Adeline Corridor District.

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

Motion/Second/Carried (Wrenn/Schildt) to recommend that the City Council adopt the ACSP (as revised), General Plan and Municipal Code and map amendments in the September 30, 2020 Staff Report Attachments A, B and C) and the Adeline Corridor Subcommittee's recommendation for lot coverage.

Ayes: Beach, Kapla, Lacey, Schildt, Wrenn, and Wiblin. Noes: Martinot. Abstain: Krpata and Vincent. Absent: None. (6-1-2-0)

Members in the public in attendance: 67

Public Speakers: 29 speakers

Length of the meeting: 4 hours and 49 minutes



Alene Pearson
Planning Commission Secretary