



Planning Commission

## FINAL MINUTES OF THE SPECIAL PLANNING COMMISSION MEETING March 17, 2021

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

**Location:** Virtual meeting via Zoom

### 1. ROLL CALL:

**Commissioners Present:** Benjamin Beach (arrived at 7:35pm), Barnali Ghosh, Savlan Hauser, Robb Kapla, Shane Krpata, Mary Kay Lacey, Christine Schildt, and Brad Wiblin.

**Commissioners Absent:** Jeff Vincent.

**Staff Present:** Secretary Alene Pearson, Katrina Lapira, Paola Boylan, and Justin Horner.

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

3. **PUBLIC COMMENT PERIOD:** 0

### 4. PLANNING STAFF REPORT:

- On-going staff projects:
  - Housing Element Update
  - Audit of RHNA numbers from 2015-2019
  - General Plan Annual Progress Report 2020
  - Housing Element Annual Progress Report 2020

### Information Items:

- City Council - ADU Referral
- City Council – Parking Reform Action
- City Council – Home Occupations Action
- City Council – End Exclusionary Housing Resolution

### Communications:

- January 22 – Staff, Surveys and Town Hall Information

**Late Communications:** *See agenda for links.*

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

## 5. CHAIR REPORT:

- Congrats on parking reform efforts!

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

- Concurrent Gentrification and Displacement Subcommittee - Held concurrent meetings with members of the Housing Advisory Commission in February and March to discuss and plan an upcoming workshop to address the Gentrification and Displacement referral. The next meeting will be held in April.
- BART Community Advisory Group (CAG) – Held a community meeting in February, where members provided feedback on BART site land uses, design, and other aspects of these projects. The next CAG meeting March 22 at 6pm.

## 7. APPROVAL OF MINUTES:

Motion/Second/Carried (Ghosh/Krpata) to approve the Planning Commission Meeting Minutes from February 3, 2021, with incorporated amendments to lines 74-75, 89, and 96.

Ayes: Ghosh, Hauser, Kapla, Krpata, Lacey, Schildt, and Wiblin. Noes: None. Abstain: None. Absent: Beach and Vincent. (7-0-0-2)

## 8. FUTURE AGENDA ITEMS AND OTHER PLANNING:

- April 7
  - Local ADU Ordinance
  - Master Sign Program
- May 5
  - Re-zone of Parcels to Commercial Adeline Corridor (C-AC)
  - Presentation on City-Wide Affordable Housing Requirements by Rick Jacobus

## AGENDA ITEMS

### 9. Action: *Planning Commission 2021-2022 Work Plan*

Commissioner Krpata presented the Draft Planning Commission Work Plan, reviewing how the referrals were assessed in relation to three strategic outcome areas and other considerations.

Motion/Second/Carried (Krpata/ Beach) to approve the PC Work Plan subject to added language by Commissioner Ghosh and reviewed by Chair Kapla concerning environmental resiliency and the removal of language under Special Considerations on lines 31 and 48.

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

**Public Comments: 0**

**10. Action: ZORP Subcommittee**

The Commission appointed three members to re-establish the ZORP subcommittee. Subcommittee members will engage in Phase II of ZORP, focusing on substantive changes to the Zoning Ordinance.

Motion/Second/Carried (Kapla/Ghosh) to nominate Chair Kapla and Commissioners Vincent and Wiblin to the ZORP subcommittee.

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

**Public Comments: 0**

Motion/Second/Carried (Kapla/Beach) to adjourn the Planning Commission meeting at 8:13pm.

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

**Members in the public in attendance: 3**

**Public Speakers: 1 speakers**

**Length of the meeting: 1hr 10 minutes**



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Alene Pearson  
Planning Commission Secretary