

Planning Commission Progress on Work Plan

JANUARY 2017-JUNE 2018

JUNE 20, 2018 PLANNING COMMISSION MEETING

A solid orange horizontal bar at the bottom of the slide.

January 2017 – June 2018

19 Planning Commission Meetings

52 Agenda Items

16 Topics Discussed

19 Public Hearings Held

PC Topics

Topic	Times Discussed at PC
<u>RRV or HAP Referrals:</u>	
Adeline	2
ADUs	4
% for ART	1
Cannabis Topics (cultivation, delivery, medical, recreational)	7
Density Bonus	3
Green Affordable Housing	1
R-1A	7
Rezoning (project related)	3
Student Housing Now	1
Urban Agriculture	3
ZORP	1
<u>Project Based or Routine Planning Commission Business:</u>	
Condo Conversions	3
Planning Commission Related (elections, subcommittees)	5
Quarterly Zoning Ordinance Amendments	4
Referrals (approach, organization)	6

Ordinances Adopted by City Council (Part 1)

Percent for ART - Ord. No. 7,526-N.S. (Jan. 24, 2017)

BMC Definitions Medical Cannabis - Ord. No. 7,531-N.S. (Feb. 14, 2017)

BMC Regulations Medical Cannabis - Ord. No. 7,532-N.S. (Feb. 14, 2017)

Medical Cannabis Cultivation - Ord. No. 7,529-N.S. (Feb. 14, 2017)

Medical Cannabis General Regulations - Ord. No. 7,530-N.S. (Feb. 14, 2017)

2017 ADUs – Ord. No. 7,536-N.S. (Mar. 28, 2017)

Cannabis Commission Name Change - Ord. No.7,545-N.S. (May 16, 2017)

Recreational Cannabis – Ord. No. 7,570-N.S. (Oct. 17, 2017)

Ordinances Adopted by City Council (Part 2)

Technical Corrections to the Zoning Ordinance – Ord. No. 7,561 (Jul. 11, 2017)

Cannabis State Regulation and Taxes Ord. No. 7,582-N.S. (Dec. 19, 2017)

Recreational Cannabis Taxes – Ord. No. 7,590-N.S. (Feb. 27, 2018)

R-1A – Ord. No. 7,593-N.S. (Apr. 24, 2018)

2018 ADUs – Ord. No. 7,599-N.S. (May 29, 2018)

[Density Bonus (first reading Jun. 26, 2018)]

[Urban Agriculture (first reading Jul. 10, 2018)]

TOTAL: 15 Ordinances at 12 Meetings over the course of 18 months

Approach to Projects

“Short Term” Referrals

Legal Requirements // Changing State Laws

Referrals RRV List & HAP

Housekeeping and Clean Up

Group into policy areas

Look for common and/or competing goals

Evaluate/Research/Discuss/Propose

Work Plan

DRAFT WORKING DOCUMENT

Planning Commission & Policy Group Work Plan
Land Use Planning Division

Black = 2017 RRV Blue = 2018 RRV Red = Short Term

DESCRIPTION	RANKING		Look Up (Row # in PC Referral Table)	2018												2019										
	RRV	HAP		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
Toxic Remediation Regulations	started		2							cc																
Urban Garden Package	started		9,14			pc		ph		cc		cc														
Zoning Ordinance Revision Project Phase 1	started		8	sc				sc					sc			sc					cc					
Comprehensive Cannabis Ordinance	started		3, 21, 22		pc/ph					cc			ws			cc			cc							
Density Bonus Package (see Student Housing)	started, 56, started, 16	3, 5	10, 16, 18, 23		sc	ph				cc	phase 2					phase 3										
Housing Linkage Fees	started	8																								
Moderate Impact Use Zoning Changes	started	1								pc		pc				cc										
Small Business Package	started	31								pc	pc		pc			cc										
Adeline Community Benefits/ Land Value Capture	started, 10		19, 20																							
Streamline Permitting for AH (JSISHL)	started	12	7, 24				sc																			
Student Housing (see Density Bonus)	started, 56, 16, 25	4	10, 16, 23, 30										pc													
ZORP Phase 2	started		8																							
Premier Cru	started									cc																
1050 Parker Rezone	57	25			pc/ph		ph																			
Green Affordable Housing	started	12, 17	6																							
Flexible Ground Floor Uses	started, 25	18	4, 30																							
Commercial Square Footage in C-E	59		12																							
Demolition Ordinance	--	16																								
San Pablo Ave Specific Area Plan	23		5																							
Junior ADUs	20		15																							
Air Pollution	27 (CEAC)		17																							
Expand boundaries of Downtown Arts District	17		11																							
Research Tiny Homes, YSA Tiny Homes	63		13, 29																							
Lower discretion for internal remodeling	15		26																							
ADUs in very high fire zones	43		27																							
Health Equity and Innovation District	49		28																							
ADU Updates	NR																									
View Standards	NR																									

Abbreviations: HAP = Housing Action Plan JSISHL: Joint Subcommittee on Implementation of State Housing Laws
 cc = City Council sc = Sub Committee of the Planning Commission pc = Planning Commission ph = Public Hearing at Planning Commission
 ws = worksession AH = Affordable Housing ADU = Accessory Dwelling Unit NR = Not Ranked RRV = Reweighted Range Voting

LEGEND:
 active (green) next (light green)
 next (major effort) (yellow) started, not active (light blue)
 complete (grey) not started (white)

List of Referrals for LUP Policy Group and Planning Commission

(to be used as a reference with Planning Commission and Policy Group Work Plan Matrix)

List of Referrals

Sorted by date

Pertain only to PC

2018 RRV Value

look up	Desc	Original Sponsor	2018 RRV	Background
1	Classify Home Occupation Activities receiving five or fewer visits per year as "Moderate Impact"	CM Malo	started	Referral from 12/6/11.
2	Amend Zoning Code to facilitate remediation of toxic conditions in manufacturing districts	CMs Moore and Wozniak	started	Referral from 5/1/12.
3	Referral to PlanComm to amend Zoning Ord to expand Medical Cannabis Cultivation beyond the M District	MCC	started	Referral from 11/18/14.
4	Referral to Planning Comm to amend Zoning Ord to allow non-commercial ground floor uses	CM Worthington	started	Referral from 4/4/17 and CM Wengraf 1/20/15.
5	Initiate an area planning process with community outreach re future development on San Pablo Ave.	CMs Moore and Malo	23	Referral from 7/14/15.
6	"Green Affordable Housing": Consider revisions to parking requirements and project approval processes	CM Droste	started	Referral from 10/27/15.
7	Referral to streamline permit process for housing projects which include > 50% affordable units (and other conditions)	CM Worthington	started	Referral from 1/19/16.
8	Changes to Zoning Ordinance and other practices to improve Land Use Permit process	PDD-C. Johnson	started	Direction from Council per staff request 1/26/16.
9	PlanComm to consider defining Community Gardens and related accessory structures, and process (by-right, AUP, etc)	CM Arreguin	started	Referral from 5/10/16.
10	Referral to City Manager to develop Community Benefits in association with Telegraph (C-T) District dev1 standards	CM Worthington	started	Referral from 7/12/16.
11	Referral to Planning Comm to consider expanding boundaries of Downtown Arts District and add allowable ground floor uses	Mayor Bates	17	Referral from 10/18/16.
12	Review square footage limits for certain business types in Elmwood under BMC 23E.44.040	Council	59	Referral from 10/18/16 w/ Elmwood business quotas.
13	Research "Tiny Homes" concept, respond re changes needed to Zoning, Building Codes and other requirements	Homeless Comm + CMO	63	Referral from 10/18/16. Planning to respond to CM alternative part 2.
14	Referral to PlanComm to establish rules to expand and regulate Urban Agriculture uses	CM Arreguin	started	Referral from 11/29/16.
15	Referral to Planning Comm to draft an Ordinance to allow "Junior ADUs"	CMs Wengraf, Droste	20	Referral from 5/2/17.
16	Refer to PlanComm, HAC, CM: Create pilot program for a City Density Bonus in Telegraph Commercial district, to generate in-lieu fees to use to build housing. Consider feasibility of requiring one FT apprentice for every \$3M construction costs.	CMs Worthington and Bartlett	56	Referral from 5/30/17.
17	Referral to PlanComm to consider new Standard Condition of Approval to mitigate effects from outdoor air pollution on Indoor Air Quality	CEAC	27	Referral from 7/11/17.
18	Referral to CM-PC-ZAB-DRC: Revise General Plan and Zoning Ord to add written standards re: 1. Density by parcel; 2. Health/safety detriments; 3. Design review; and 4. View/shadow impacts	Mayor Arreguin	started	Referral from 7/11.
19	Referral to Planning to include land value recapture analysis in Adeline Corridor Plan, and notify stakeholders about it	Mayor Arreguin	started	Referral from 7/25.
20	Referral to City Manager and Plan Comm to create a zoning overlay for Adeline Corridor area, with regulations to be adopted for purposes of setting processes to reach Community Benefits Agreements	CM Bartlett	10	Referral from 7/25/17.
21	Refer to PlanComm and CannaComm to create Ord to clarify City policy on cannabis re existing retail plant nurseries	CM Worthington	started	Referral from 7/25/17.
22	Refer to CannaComm to consider Ord to license commercial cannabis biz and report back to Council by end of 2017	Mayor Arreguin	started	Referral from 7/25/17.
23	Referral to CityMgr and PlanComm to amend Zoning Ord to increase max height by 20' and adjust FAR in area bounded by Bancroft, College, Dwight and Fulton	CM Worthington	16	Referral from 10/31/17.
24	Referral to City Manager + HAC: ZO amend to allow ministerial approval of zoning-compliant Affordable Housing projects	CM Droste	started	Referral from 12/5/17.
25	Referral to PlanComm to reclassify portion of site at 1050 Parker/2621 Tenth from MU-LI to C-W West Berkeley Commercial, and return to Council by 3/27/18.	Mayor Arreguin	57	Referral from 12/19/17.
26	Refer to PlannComm allowing certain internal remodeling activities with an AUP, rather than a UP, when existing non-conforming max lot coverage would not be increased	CM Malo	15	Referral from 2/27/18.
27	Refer to PlannComm to consider steps to address public safety issues raised by ADUs in Very High Fire Hazard zones	LUP-	43	Referral from 2/27/18 under Item 22b re urban fire safety.
28	Referral to PlanComm, two other Comms, and the City Manager to establish a "Health Equity + Innovation District"	CM Bartlett	49	Referral from 3/27/18.
29	"Conditional" referral to CM to help address obstacles to YSA Tiny Homes Village project, if application encounters barriers in Zoning/Building Codes or allowable uses	CM Bartlett	63	Referral from 4/24/18. see also annotated agenda.
30	Refer to CM and PlanComm to consider allowing conversion of commercial space to residential uses, in area bounded by College, Fulton, Bancroft, and Dwight	CM Worthington	25	Referral from 5/1/18. see also annotated agenda.
31	Referral to PlanComm to consider Zoning Ord modifications to make zoning review process more clear and streamlined for small businesses	Eoon Devt + PDD; FYI LUP	started	Referral from 5/15/18.

Next Steps

Major Effort

Cannabis, ZORP, Adeline, Streamline Affordable Housing, Density Bonus, Student Housing

Moderate Effort:

Moderate Impact Home Occ, Linkage Fees, Small Business Package, Premier Cru, 1050 Parker

Minor Effort:

Wrapping Up: Urban Agriculture, Toxic Conditions