



Planning and Development Department
Land Use Planning Division

CORRECTED STAFF REPORT

DATE: November 7, 2018
 TO: Members of the Planning Commission
 FROM: Alene Pearson, Principal Planner
 SUBJECT: Community Recreation Center Permit Threshold Clarification

BACKGROUND

At the October 3, 2018 meeting, Planning Commission held a Public Hearing to consider modifications to the Zoning Ordinance that support small businesses. One of the items discussed was level of discretion and permit thresholds for Commercial Recreation Centers (CRCs) in commercial districts. Planning Commission directed staff to apply C-DMU thresholds to Avenue Commercial districts. This solution linked higher levels of discretion to larger facility sizes and recognized similarities between the C-DMU and the Avenue Commercial districts. For Neighborhood Commercial districts, the Planning Commission asked for more discretion and oversight than provided by C-DMU regulations. After discussing various threshold sizes, Planning Commission requested AUPs be required for CRCs of all sizes in Neighborhood Commercial districts.

Size Threshold (square feet)	Permit Required	
	Avenue Commercial	Neighborhood Commercial
Under 5,000	ZC	AUP
5,000 – 10,000	AUP	AUP
Over 10,000	UP(PH)	AUP

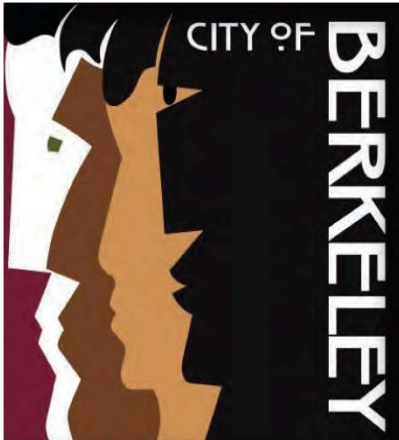
Once staff drafted these changes, it was apparent that this solution fell short of Planning Commission’s goals. Staff has recommended the following technical amendment to better reflect Planning Commission’s stated objectives:

Proposed Neighborhood Commercial Permit Thresholds for CRCs	
Size Threshold (square feet)	Permit Required
Under 3,000	AUP
Over 3,000	UP(PH)

These changes are being presented to City Council on November 27, 2018.

RECOMMENDATION

Review and endorse staff’s technical amendment.



Help design a Transfer Station that reduces waste sent to
landfills

New Zero Waste Transfer Station Workshop

The City of Berkeley is looking to completely redesign our transfer station, the hub where the City sorts and transfers garbage, recyclables, compost and other materials. We need your help.

We're hosting workshops to get input about how to develop the nearly 8-acre West Berkeley site. We'll use that input to come up with prospective designs.

The eventual goal of a new site is simple: reducing what's trucked to the landfill by recovering more of what can be re-used or recycled.

Please join us at the upcoming scheduled public input listening sessions:

- November 7th 1:30 pm to 3:30 pm
Berkeley Central Library, 3rd Floor Community Room, 2090 Kittredge Street
- November 28th 6 pm to 9 pm
South Berkeley Senior Center, 2939 Ellis Street

For more information or to send suggestions in writing, contact Greg Apa, Solid Waste & Recycling Manager, (510) 981-6359 or gapa@cityofberkeley.info.