

# Planning Commission Progress on Work Plan

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JUNE 2018 - FEBRUARY 2020

MARCH 04, 2020 PLANNING COMMISSION MEETING



# June 2018 – February 2020

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19 Planning Commission Meetings

60 Agenda Items

9 Broad Discussion Categories (i.e. Affordable Housing)

21 Discussion Topics (i.e. Affordable Housing Mitigation Fee, Local Community Preference Program)

13 Public Hearings Held

7 Subcommittees

15 Subcommittee Meetings – 9 of them for Adeline

# Discussions Categories

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Subject	# of Discussions	Source of Work
Adeline Corridor	6	Referrals
Affordable Housing	5	Referrals
Cannabis	4	Referrals & compliance with State Laws
General Plan & Zoning Ordinance Amendments	11	Referrals, Applicant-driven and compliance with State laws
Parking Reform	8	Referrals
PC Business	12	Administration
Small Business Support	4	Referrals
Student Housing	6	Referrals
State Legislation	4	Referrals and State Legislation

# Public Hearings Held

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## Cannabis – Ordinance Adopted by City Council

- Retail Nursery Microbusiness
- Comprehensive Cannabis
- ZO Amendments for Cannabis Uses: Delivery-Only Retailers

## Zoning Ordinance & General Plan Amendments

- Amendments Supporting Small Businesses
- Amendments to Inclusionary Housing Regulations – Adopted by City Council
- Local Hazard Mitigation Plan – Adopted by City Council
- Rezone & Redesignation 2740-744 Telegraph Ave & 2348 Ward St – on March 24 City Council agenda
- Compliance with SB 234 Family Home Daycares – on March 24 City Council agenda

# Public Hearings Held (Continued)

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## Tract Map – Adopted by City Council

- Tentative Tract Map for 2747 San Pablo Ave
- Tentative Tract Map # 8490-739 Channing Way

## Home Occupations – to be revisited

- Referral Response to Amending Home Occupation BMC Chapter 23C.16

## Adeline Corridor Draft Plan and Draft EIR – Final adoption anticipated Summer 2020

## Eliminating Residential Off-Street Parking Requirements in the R-S – included in Parking Reform

# Prioritizing Projects

“Short Term” Referrals

Legal Requirements

Changing State Laws (e.g. ADUs, AB 2923)

Referrals RRV List & HAP

(Housekeeping and Clean Up)

## APPROACH:

Group into policy areas

Look for common and/or competing goals

Evaluate/Research/Discuss/Propose







# Current Focus

## Major Efforts

ADELINE, BART Zoning Regulations, Parking Reform, Southside EIR, ADUs, ZORP Phase 1, Fees Ordinances, Objective Standards (via JSISHL)

## Moderate Effort:

Housing Element Annual Progress Report, Housing Pipeline Report

# Referrals: Next Up

Moderate Impact Home Occupation Referral

Ground floor Referrals

Missing Middle Referral

Business-Related Referrals

Gentrification and Displacement Workshop

NEW RRV List will be ranked and compiled in coming months

New Planning Commission Work Plan due over summer