

Planning Commission

## FINAL MINUTES OF THE REGULAR PLANNING COMMISSION MEETING

July 17, 2019

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

**Location:** South Berkeley Senior Center, Berkeley, CA

### 1. ROLL CALL:

**Commissioners Present:** Benjamin Beach, Benjamin Fong, Robb Kapla (arrived at 7:05pm), Mary Kay Lacey, Steve Martinot, Christine Schildt, Brad Wiblin, Richard Illgen (alternate for Rob Wrenn), and Alexander Sharenko (alternate for Jeff Vincent).

**Commissioners Absent:** Rob Wrenn (leave of absence) and Jeff Vincent (leave of absence).

**Staff Present:** Secretary Alene Pearson, Katrina Lapira, Beth Greene, and Justin Horner.

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

3. **PUBLIC COMMENT PERIOD:** No speakers.

### 4. PLANNING STAFF REPORT:

Staff provided the following updates-

- Introduction of new staff member, Justin Horner (Associate Planner)
- Adeline DRAFT EIR- Comment period extended through 2019-07-19

### Information Items:

- Re-Weighted Range Voting (RRV) results – report excerpt from June 11 Special City Council meeting
- Approved Berkeley Opportunity Zone Displacement Referral – staff report from June 11 City Council meeting
- Strategic Plan and Planning Commission Work Plan Report – staff report from June 18 Special City Council meeting
- Approved Zoning Ordinance Modification for Elmwood District Referral – staff report from June 25 City Council meeting

### Communication:

- Email link with to a video of June 18 Adeline Subcommittee Meeting

**Late Communications** (Received after the Packet deadline):

- 2019-07-11 Alameda County Housing Survey Flyer
- 2019-07-12 Wrenn Memo to PC Re: Parking Referrals
- 2019-07-16 Public Comment (Development)- Jenks

**Late Communications** (Received and distributed at the meeting):

- 2019-07-17 Public Comment (Cannabis)- Taplin

**5. CHAIR REPORT:** None.

**6. COMMITTEE REPORT:**

- Adeline Subcommittee: Recap of past two committee meetings, which included a discussion of plan content related to land use and affordable housing. Below are the scheduled meeting dates along with the general topics the JSISHL will focus on:
  - July 30-Land Use
  - August 8- Transportation
  - August 19- Workforce development and economic opportunities
  - August 27- Land use and zoning
- Joint Subcommittee for Implementation of State Housing Laws (JSISHL): Next meeting September 25, 2019.
- Zoning Ordinance Revision Project (ZORP): Upcoming meeting in September 2019.

**7. APPROVAL OF MINUTES:**

Motion/Second/Carried (Wiblin/ Kapla) to approve the Planning Commission Meeting Minutes from May 1, 2019 with no amendments. Ayes: Beach, Fong, Illgen, Kapla, Lacey, Schildt, Sharenko, and Wiblin. Noes: None. Abstain: None. Absent: Vincent and Wrenn. (9-0-0-0)

**FUTURE AGENDA ITEMS AND OTHER PLANNING-RELATED EVENTS:** At the next meeting, September 4, 2019 the following items may be presented.

- Tentative Tract Map (TTM) – 739 Channing Way
- Priority Development Areas
- Local Density Bonuses

**AGENDA ITEMS**

**9. Presentation: GreenTRIP**

TransForm staff member, David Beezer, presented on a range of services that their non-profit provides to facilitate the development of healthier, more walkable and transit friendly communities in California. During their presentation, Beezer described the GreenTrip Certification process, benefits associated with access to the GreenTrip Connect tool and parking database, and provided some examples of agencies that have adopted the GreenTrip model.

**Public Comments: 0**



**10. Discussion:                    Parking Reform: Transportation Demand Management and Modifications to Off-street Parking Requirements**

Staff presented on transportation demand management (TDM) approaches for residential and mixed-use projects in Berkeley and the scope of the pending parking capacity study. During the presentation, staff shared three strategies adopted by local and comparative jurisdictions, which include reduction, menu, and program-based approaches. Staff asked the planning commission to provide feedback on the types of TDM strategies the city should explore and requested input on the elements proposed for the parking study. The Commission expressed support for both menu-based TDM programs and GreenTrip analysis, and asked staff to explore these options further.

**Public Comments: 2**

**11. Action:                        Public Hearing on Comprehensive Cannabis**

Staff presented on the latest iteration of comprehensive cannabis program options. As part of their presentation, Staff asked the Planning Commission to provide recommendations on zoning amendment considerations that focus on the following: storefront retail buffers, lounges (commercial consumption), the expansion of cultivation beyond the Manufacturing zoning district (M), microbusinesses as storefront retailers, the operation of delivery-only retailers, and other minute definition changes. The Commission discussed aspects of the proposed amendments, but continued the discussion on most aspects of delivery-only services to the September 4, 2019 hearing to allow for more time for community input.

**Public Comments: 3**

Motion/Second/Carried (Sharenko /Kapla) to apply the existing cannabis retail buffer to the new equity candidate and apply staff's recommended buffer (600 feet from elementary schools, community centers and other Storefront Retailers, and 1,000 feet from middle and high schools) to all new cannabis retail business that enter the market thereafter; to support staff's recommendation concerning commercial consumption lounges, microbusinesses, and incidental distribution operations; and to oppose the expansion of cultivation and delivery-only uses into the MM and MU-LI zoning districts. Ayes: Beach, Fong, Illgen, Kapla, Lacey, Schildt, Sharenko, and Wiblin. Noes: None. Abstain: Martinot. Absent: None. (8-0-1-0)

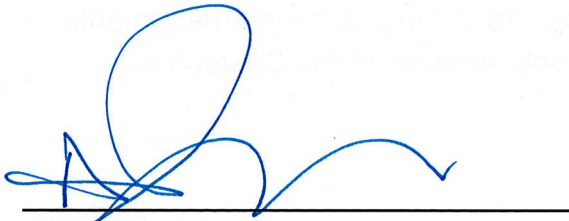
Motion/Second/Carried (Kay/Fong) to re-notice a public hearing on delivery-only retailers, focusing on quotas, discretionary process, location, and buffer size. Ayes: Beach, Fong, Illgen, Kapla, Lacey, Schildt, Sharenko, and Wiblin. Noes: None. Abstain: Martinot. Absent: None. (8-0-1-0)

Motion/Second/Carried (Schildt/Sharenko) to appoint Commissioner Lacey to draft a letter to the City Council on behalf of the Planning Commission, explaining the reasoning of their recommendation to oppose the expansion of cultivation and delivery only uses into the MM and MU-LI zoning districts. Ayes: Beach, Fong, Illgen, Kapla, Lacey, Schildt, Sharenko, and Wiblin. Noes: None. Abstain: Martinot. Absent: None. (8-0-1-0)

Motion/Second/Carried (Schildt/ Fong) to close the public hearing for item 11. Ayes: Beach, Fong, Illgen, Kapla, Lacey, Martinot, Schildt, Sharenko, and Wiblin. Noes: None. Abstain: Martinot. Absent: None. (8-0-1-0)

**The meeting was adjourned at 10:43pm**  
**Commissioners in attendance: 7 of 9**  
**Members in the public in attendance: 5**  
**Public Speakers: 4 speakers**  
**Length of the meeting: 3 hours and 40 minutes**

APPROVED:



Alene Pearson  
Secretary of the Planning Commission

9/6/19

Date