



Planning Commission

1                   **FINAL MINUTES OF THE REGULAR PLANNING COMMISSION MEETING**  
2   **February 7, 2018**

3 The meeting was called to order at 7:04 p.m.

4 **Location:** North Berkeley Senior Center, Berkeley, CA

5 **Commissioners Present:** Steve Martinot, Benjamin Beach, Robb William Kapla, Benjamin  
6 Fong, Gene Poschman, Christine Schildt, Jeff Vincent, Rob Wrenn, Prakash Pinto.

7 **Commissioners Absent:** None.

8 **Staff Present:** Alex Amoroso, Elizabeth Greene, and Sydney Stephenson.

9 **ORDER OF AGENDA:** Item 9 (Student Housing Presentation) will be first, then Item 10 (1050  
10 Parker Rezone), then the Planning Staff Report, Approval of Minutes, and Item 11 (Cannabis  
11 Regulations), and Item 12 (Elections).

12 **CONSENT CALENDAR:** None.

13 **PUBLIC COMMENT PERIOD:** 1 speaker.

14 **PLANNING STAFF REPORT:** Next meeting is February 21<sup>st</sup>, which local density bonus and  
15 Cannabis Regulations Public Hearing will be discussed.

16 **COMMUNICATIONS IN PACKET:**

- 17       • 2018-02-07 – Sutter Health, Alta Bates Summit Medical Center  
18

19 **LATE COMMUNICATIONS** (Received after the Packet deadline): None

20 **LATE COMMUNICATIONS** (Received and distributed at the meeting):

- 21       • 2018-02-07 – UC Berkeley Students, More Student Housing Now Resolution  
22       • 2018-02-07 – UC Berkeley Students, More Students Housing Now maps  
23       • 2018-02-07 – Toni Mester, 3 Referrals related to San Pablo Avenue Plan  
24       • 2018-02-07 – Staff, Matrix of the Existing and Proposed Cannabis Zoning Regulations

25 **CHAIR REPORT:** No Chair Report was provided.

26 **COMMITTEE REPORT:** No Report.

27 **7. APPROVAL OF MINUTES:**

28 Motion/Second/Carried (GP/CS) to approve the Planning Commission Meeting Minutes from  
29 January 17, 2018. Ayes: Poschman, Beach, Martinot, Schildt, Kapla, Fong, Vincent, Wrenn,  
30 Pinto. Noes: None. Abstain: None. Absent: None. (9-0-0-0)

31

32 **8. FUTURE AGENDA ITEMS AND OTHER PLANNING-RELATED EVENTS:** None.

33 **AGENDA ITEMS**

34 **9. Discussion: Student Housing Initiative Discussion**

35 Ben Fong introduced the Student Housing Initiative presentation. Six students made  
36 presentations and there were 20 public speakers. Planning Commission discussed the  
37 presentation and asked questions regarding the referrals.

38 Motion/second/carried (BF/GP) requests staff to evaluate which student housing referrals  
39 could be achieved this academic year and which student housing referrals could be achieved  
40 this calendar year. The motioned passed unanimously.

41 Public Comment: 6 student presenters, 20 speakers.

42 **10. Action: Public Hearing: 1050 Parker Street Parcels Rezone and General**  
43 **Plan Amendment**

44 Staff briefly presented the staff report for this project, which involves rezoning two parcels  
45 from MU-LI to C-W District. Staff requested that the Commission make a recommendation to  
46 Council.

- 47 • Pinto: What changed in the project that was approved by ZAB? Concerned about CEQA  
48 analysis for changing from MU-LI to C-W.

49 Motion/Second/Carried (GP/RK) to open Public Hearing. The motion passed unanimously.  
50 There were 9 public speakers.

51 The Commission questioned why the project changed from what was proposed and  
52 approved by the Zoning Adjustments Board. The Commission discussed options other than  
53 rezoning the parcels and requested staff and applicant to research the following topics:

- 54 • Option for conditioning the Zoning Map and General Plan change;  
55 • Option for creating a medical office overlay on the MU-LI parcels;  
56 • Option for a height variance for the C-W parcel;  
57 • Ask Office of Economic Development about the value added to the parcels when  
58 changed from MU-LI to C-W;  
59 • Ask Kaiser whether they would consider submitting a letter regarding the project; and  
60 • Option for a use variance for the MU-LI parcels.  
61

62 Motion/Second/Carried (GP/RK) to keep the Public Hearing open and continue this item to the  
63 March 21 Planning Commission meeting. Ayes: Poschman, Beach, Martinot, Schildt, Kapla,  
64 Fong, Vincent, Wrenn, Pinto. Noes: None. Abstain: None. Absent: None. (9-0-0-0)

65 **11. Discussion: Zoning Ordinance Cannabis Regulations**

66 Staff presented proposed cannabis regulations related to the Zoning Ordinance and matrix to  
67 show the new Zoning regulations for cannabis. A public hearing will be held on the Zoning  
68 amendments on February 21.

69 Public Comment: 4 speakers.

70 **12. Action: Planning Commission Chair and Vice Chair Elections.**

71 Motion/Second/Carried (GP/) to nominate Chris Schidlt as Chair of the Planning Commission.  
72 Ayes: Poschman, Beach, Martinot, Schildt, Kapla, Fong, Vincent, Wrenn, Pinto. Noes: None.  
73 Abstain: None. Absent: None. (9-0-0-0)

74  
75 Motion/Second/Carried (GP/) to nominate Rob Wrenn as Vice Chair of the Planning  
76 Commission. Ayes: Poschman, Beach, Martinot, Schildt, Kapla, Fong, Vincent, Wrenn, Pinto.  
77 Noes: None. Abstain: None. Absent: None. (9-0-0-0)

78 Public Comment: None.

79 **The meeting was adjourned at 10:37 pm**

80 **Commissioners in attendance: 9 of 9**

81 **Members in the public in attendance: 75**

82 **Public Speakers: 40**

83 **Length of the meeting: 3 hour and 33 minutes**