FINAL MINUTES OF THE REGULAR PLANNING COMMISSION MEETING
June 5, 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, Robb Kapla (left at 8:55pm), Mary Kay Lacey, Steve Martinot, Christine Schildt, Jeff Vincent (left at 8:40pm), Brad Wiblin, and Rob Wrenn.

   Commissioners Absent: Benjamin Fong (unexcused absence).

   Staff Present: Secretary Alene Pearson, Alisa Shen, and Katrina Lapira.

2. ORDER OF AGENDA: No changes.

3. PUBLIC COMMENT PERIOD: 1 speaker

4. PLANNING STAFF REPORT:

   The following items may be discussed at the next Planning Commission meeting on July 17:

   o Public Hearing on Comprehensive Cannabis 2 Zoning Ordinance amendments
   o Unbundling parking
   o Transform’s GreenTRIP Certification program
   o Opportunity Zones referral

   Staff provided the following updates:

   • June 7 – City of Berkeley to receive an award of merit from the American Planning Association to recognize Zoning Ordinance amendments adopted in 2019 to support small businesses
   • June 12 - Southside EIR Request for Proposals (RFP) pre-bid meeting
   • June 13 - Cannabis Commission Special Meeting to discuss proposed equity program for selection of 7th retailer
   • June 13 - ZAB appointing new members to the ZORP Subcommittee
   • June 18 - City Council Special Work session to discuss Planning Commission Work Plan in the context of the City’s Strategic Plan

Information Items:

   None.
Communication:

None.

Late Communications (Received after the Packet deadline):

- 2019-06-03 Walter Wood Letter (North Berkeley Bart)
- 2019-06-03 South Berkeley Now! Letter (Adeline Corridor Draft Plan and Draft EIR)
- 2019-06-02 John S. English Letter #3 (Adeline Corridor Draft Plan and Draft EIR)
- 2019-05-31 John S. English Letter #2 (Adeline Corridor Draft Plan and Draft EIR)
- 2019-05-30 John S. English Letter #1 (Adeline Corridor Draft Plan and Draft EIR)

Late Communications (Received and distributed at the meeting):

- 2019-06-05 Council Member Ben Bartlett Letter
- 2019-06-05 Cannaculture Festival Flier

5. CHAIR REPORT: The Chair expressed thanks to Commissioner Robb Kapla for chairing last two meetings.

6. COMMITTEE REPORT:

   - Adeline Corridor Plan Subcommittee: At the May 21 meeting, the Subcommittee established a work plan and discussion topics for future meetings. At the June 18 meeting, the Subcommittee will focus on Plan content, feedback and comments related to Land Use, Zoning and Affordable Housing.
   - Joint Subcommittee for the Implementation of State Housing Laws (JSISHL): At the May 22 meeting, JSISHL focused on Density Bonus and reviewed Opticos’ Density Study scope of work, an analysis of existing buildout conditions, a proposal for a local incentive program to encourage onsite affordable housing, and discussed an approach to objective standards.

7. APPROVAL OF MINUTES:

   Motion/Second/Carried (Vincent/Kaplan) to approve the Planning Commission Meeting Minutes from May 1, 2019 with amendments on line 71 (change eliminate to reduce) and minor edits to meeting time and duration. Commissioner Kapla also encouraged staff to note absences in a consistent manner on the agenda. Ayes: Beach, Kapla, Lacey, Marinot, Vincent, Wiblin, Wrenn. Noes: None. Abstain: Schildt. Absent: Fong. (7-0-1-1).

FUTURE AGENDA ITEMS AND OTHER PLANNING-RELATED EVENTS: see Item 4
(Planning Staff Report)
AGENDA ITEMS

9. Discussion: Draft Adeline Corridor Plan

10. Discussion: Public Hearing: Adeline Corridor Plan Draft EIR

Staff presented on both the Draft Adeline Corridor Plan and the Draft EIR- a culmination of four years of community engagement efforts for the area along Adeline Street and a portion of South Shattuck Avenue. In their presentation, staff described the planning process and provided an overview of both the draft plan and the EIR. The Commission held a public hearing on both the Draft Adeline Corridor Plan and the Draft EIR, asked clarifying questions, and held a brief discussion. The Commission directed staff to address a number of concerns expressed by the community in the next iteration of the plan regarding maximum housing calculations, the general street design of Adeline, and displacement.

Public Comments: 25 members of the public provided public comment at the hearing.

Motion/Second/Carried (Kapla/Wrenn) to close the public hearing and adjourn the meeting.

The meeting was adjourned at 10:05 pm
Commissioners in attendance: 8 of 9
Members in the public in attendance: 52
Public Speakers: 25 speakers
Length of the meeting: 3 hours and 2 minutes

APPROVED:

[Signature]
Alene Pearson
Secretary of the Planning Commission

[Signature]
Date