



Planning Commission

FINAL MINUTES OF THE REGULAR PLANNING COMMISSION MEETING May 5, 2021

The meeting was called to order at 7:02 p.m.

Location: Virtual meeting via Zoom

1. ROLL CALL:

Commissioners Present: Benjamin Beach, Barnali Ghosh, Savlan Hauser, Robb Kapla, Shane Krpata, Mary Kay Lacey, Christine Schildt, Jeff Vincent, and Brad Wiblin.

Commissioners Absent: None.

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

2. ORDER OF AGENDA: No changes.

3. PUBLIC COMMENT PERIOD: 3

4. PLANNING STAFF REPORT:

- New Policy Senior Planner - Grace Wu
- Potential Special Meetings on July 21, July 28 and August 4
- Council
 - June – Local ADU Ordinance and PC Work Plan
 - July - Base Line Zoning Ordinance Phase I
- PC
 - June – Research and Development Discussion, Public Hearing on Bayer Draft SEIR

Information Items:

- City Clerk – City Council Rules of Procedure (amended)

Communications:

- None

Late Communications: *See agenda for links.*

- Supplemental Packet One
- Supplemental Packet Two
- Supplemental Packet Three

5. CHAIR REPORT:

- None.

6. COMMITTEE REPORT: Reports by Commission committees or liaisons. In addition to the items below, additional matters may be reported at the meeting.

- BART Community Advisory Group (CAG) – Held a meeting on April 29 to discuss station access. Next Office Hours will be held on Thursday May 6. The next community meeting date is to be determined.
- Gentrification and Displacement – Workshop may take place in July or later this summer.
- Workplan – Draft document is being reviewed by city staff and will be shared with City Council in June.

7. APPROVAL OF MINUTES:

Motion/Second/Carried (Wiblin/Vincent) to approve the Planning Commission Meeting Minutes from April 7, 2021, with modifications to number of public speakers.

Ayes: Ghosh, Hauser, Kapla, Krpata, Schildt, Vincent, and Wiblin. Noes: None. Abstain: Beach and Lacey. Absent: None. (7-0-2-0)

8. FUTURE AGENDA ITEMS AND OTHER PLANNING:

- June 2
 - Research and Development Referral
 - Public Hearing: Bayer Draft Supplemental Environmental Impact Report
 - Tentative Tract Map

AGENDA ITEMS

9. Discussion: Citywide Affordable Housing Requirements Update

Staff consultant Rick Jacobus of Street Level Advisors provide an overview of existing affordable housing requirements and how they impact the generation of affordable housing units and funds. The consultant also shared several policy options to consolidate existing affordable housing requirements that incorporates inclusionary housing, the affordable housing mitigation fee, condo conversions, and the live/work provisions.

Public Comments: 10

10. Action: Public Hearing Regarding the General Plan ReDesignation and Zoning Map Amendment of Parcels Located at 1709 Alcatraz Avenue (APN 052-1533-001- 03), 3404

King Street (APN 052-1435-001-02), 3244 Ellis Street (APN 052-1533-005-00), 1717 Alcatraz Avenue (APN 052-1533-006-00) and 2024 Ashby Avenue (APN 053-1592-022-00)

Staff held a public hearing to re-designate five parcels to the Adeline Corridor Mixed Use General Plan Classification and be rezoned to Commercial- Adeline Corridor District (C-AC) and that the boundaries of the Adeline Corridor Specific Plan Area be expanded to include the five parcels.

Motion/Second/Carried (Ghosh/Krpata) to close the public hearing regarding the General Plan ReDesignation and Zoning Map Amendment of parcels located at 1709 Alcatraz Avenue (APN 052-1533-001- 03), 3404 King Street (APN 052-1435-001-02), 3244 Ellis Street (APN 052-1533-005-00), 1717 Alcatraz Avenue (APN 052-1533-006-00) and 2024 Ashby Avenue (APN 053-1592-022-00) at 10:27pm.

Ayes: Beach, Ghosh, Hauser, Kapla, Krpata, Lacey, Schildt, Vincent, and Wiblin. Noes: None. Abstain: None. Absent: None. (9-0-0-0)

Motion/Second/Carried (Wiblin/Schildt) to accept the General Plan and Zoning findings as proposed in the draft Resolution and Ordinance.

Ayes: Beach, Ghosh, Hauser, Kapla, Krpata, Lacey, Schildt, Vincent, and Wiblin. Noes: None. Abstain: None. Absent: None. (9-0-0-0)

Public Comments: 9

Motion/Second/Carried (Schildt/Ghosh) to adjourn the Planning Commission meeting at 10:32pm.

Ayes: Beach, Ghosh, Hauser, Kapla, Krpata, Lacey, Schildt, Vincent, and Wiblin. Noes: None. Abstain: None. Absent: None. (9-0-0-0)

Members in the public in attendance: 33

Public Speakers: 22 speakers

Length of the meeting: 3hr 30 minutes