



Planning Commission

1                   **DRAFT MINUTES OF THE SPECIAL PLANNING COMMISSION MEETING**

2   **July 14, 2021**

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

4    **Location:** Virtual meeting via Zoom

5    **1. ROLL CALL:**

6       **Commissioners Present:** Benjamin Beach, Barnali Ghosh, Savlan Hauser, Robb Kapla,  
7       Mary Kay Lacey, Chip Moore, Alfred Twu, Jeff Vincent, and Brad Wiblin.

8       **Commissioners Absent:** None.

9       **Staff Present:** Secretary Alene Pearson, Katrina Lapira, Shannon Allen, and Jordan Klein.

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

11 **3. PUBLIC COMMENT PERIOD:** 0

12 **4. PLANNING STAFF REPORT:**

- 13    • City Council Meetings
- 14       ○ June 15 – Council received the Planning Commission Work Plan
- 15       ○ July 13 –
- 16           ▪ PDA and Regional Early Action Planning Grants – *Accepted*
- 17           ▪ Re-Zone Five Adeline Corridor Parcels – *Unanimous Approval*
- 18           ▪ Presentation: General Plan and Annual Progress Report
- 19           ▪ Local ADU Ordinance re-scheduled for *September 28*
- 20       ○ July 27-
- 21           ▪ JSISHL’s Recommendation
- 22

23 **Information Items:**

- 24    • April 28, 2021 Housing Element Update Memo to City Council
- 25

26 **Communications:**

- 27    • None.

28 **Late Communications:** *See agenda for links.*

- 29    • Supplemental Packet One
- 30    • Supplemental Packet Two

- 31 • Supplemental Packet Three

32 **5. CHAIR REPORT:**

- 33 • Introduction of Planning Commissioners

34  
35 **6. COMMITTEE REPORT:** Reports by Commission committees or liaisons. In addition to the  
36 items below, additional matters may be reported at the meeting.

- 37  
38 • None.

39 **7. APPROVAL OF MINUTES:**

40 Motion/Second/Carried (Wiblin/Ghosh) to approve the Planning Commission Meeting Minutes  
41 from June 2, 2021

42  
43 Ayes: Beach, Ghosh, Hauser, Kapla, Moore, Vincent, and Wiblin. Noes: None. Abstain: Lacey  
44 and Twu. Absent: None. (7-0-2-0)

45  
46 **8. FUTURE AGENDA ITEMS AND OTHER PLANNING:**

- 47 • Planning Commission  
48 ○ September 1 – Public Hearing: BART zoning regulations  
49 ○ September 15 – Yom Kippur (no meeting)

50 **AGENDA ITEMS**

51 **9. Action: Elect Planning Commission Vice Chair**

52 Motion/Second/Carried (Ghosh/Vincent) to elect Commissioner Hauser as the Planning  
53 Commission Vice Chair.

54  
55 Ayes: Beach, Ghosh, Hauser, Kapla, Lacey, Moore, Twu, Vincent, and Wiblin. Noes: None.  
56 Abstain: None. Absent: None. (9-0-0-0)

57  
58 **Public Comments: 0**

59 **10. Action: Elect Planning Commission Representative to the BART CAG**

60 Motion/Second/Carried (Beach/Lacey) to elect Commissioner Moore as the Planning  
61 Commission representative to the BART CAG.

62  
63 Ayes: Beach, Kapla, Lacey, Moore, and Twu. Noes: Hauser, Vincent, and Wiblin. Abstain:  
64 Ghosh. Absent: None. (5-3-1-0)

65  
66 **Public Comments: 8**

67

68 **11. Public Hearing: Workshop Regarding the Proposed Community Benefits Package for**  
69 **the Bayer HealthCare LLC Development Agreement (DA)**

70 After the staff and consultant presentation, the Commission and the public provided comment  
71 on the Proposed Community Benefits Package for the Bayer HealthCare LLC Development  
72 Agreement. The Bayer community benefits proposal allocates funds into three categories:  
73 STEM/ career technical education, affordable housing, and community infrastructure  
74 investments and resiliency programs.

75 Motion/Second/Carried (Twu/Vincent) to close the public hearing on the Workshop Regarding  
76 the Proposed Community Benefits Package for the Bayer HealthCare LLC Development  
77 Agreement (DA) at 9:23pm.

78  
79 Ayes: Beach, Ghosh, Hauser, Kapla, Lacey, Moore, Twu, Vincent, and Wiblin. Noes: None.  
80 Abstain: None. Absent: None. (9-0-0-0)

81

82 **Public Comments: 12**

83 Motion/Second/Carried (Ghosh/Vincent) to adjourn the Planning Commission meeting at  
84 9:54pm.

85  
86 Ayes: Beach, Ghosh, Hauser, Kapla, Lacey, Moore, Twu, Vincent, and Wiblin. Noes: None.  
87 Abstain: None. Absent: None. (9-0-0-0)

88

89 **Members in the public in attendance: 40**

90 **Public Speakers: 20 speakers**

91 **Length of the meeting: 2hr 50 minutes**