



Planning Commission

AGENDA

SPECIAL MEETING OF THE PLANNING COMMISSION

Click here to view the entire Agenda Packet

Wednesday, March 17, 2021

7:00 PM

PUBLIC ADVISORY: THIS MEETING WILL BE CONDUCTED EXCLUSIVELY THROUGH VIDEOCONFERENCE AND TELECONFERENCE Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, this meeting of the Planning Commission (PC) will be conducted exclusively through teleconference and Zoom videoconference. Please be advised that pursuant to the Executive Order and the Shelter-in-Place Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID19 virus, there will not be a physical meeting location available.

To access the meeting remotely: Join from a PC, Mac, iPad, iPhone, or Android device: Please use this URL <https://zoom.us/j/92637208872>. If you do not wish for your name to appear on the screen, then use the drop down menu and click on "rename" to rename yourself to be anonymous. To request to speak, use the "raise hand" icon by rolling over the bottom of the screen.

To join by phone: Dial **1 669 900 6833** and enter Meeting ID: **926 3720 8872**. If you wish to comment during the public comment portion of the agenda, Press *9 and wait to be recognized by the Chair.

Please be mindful that the video conference and teleconference will be recorded. All rules of procedure and decorum that apply for in-person Planning Commission meetings apply for Planning Commission meetings conducted by teleconference or videoconference.

See **"MEETING PROCEDURES"** below.

All written materials identified on this agenda are available on the Planning Commission webpage:[https://www.cityofberkeley.info/Clerk/Commissions/Commissions_Planning Commission_Homepage.aspx](https://www.cityofberkeley.info/Clerk/Commissions/Commissions_Planning_Commission_Homepage.aspx)

PRELIMINARY MATTERS

1. **Roll Call:** **Wiblin, Brad**, appointed by Councilmember Kesarwani, District 1
Vincent, Jeff, appointed by Councilmember Taplin, District 2
Schildt, Christine, appointed by Councilmember Bartlett, District 3

Lacey, Mary Kay, appointed by Councilmember Harrison, District 4
Beach, Benjamin, appointed by Councilmember Hahn, District 5
Kapla, Robb, Chair, appointed by Councilmember Wengraf, District 6
Krpata, Shane, Vice Chair, appointed by Councilmember Robinson, District 7
Hauser, Savlan, appointed by Councilmember Droste, District 8
Ghosh, Barnali, appointed by Mayor Arreguin

2. **Order of Agenda:** The Commission may rearrange the agenda or place items on the Consent Calendar.
3. **Public Comment:** Comments on subjects not included on the agenda. Speakers may comment on agenda items when the Commission hears those items. (See “*Public Testimony Guidelines*” below):
4. **Planning Staff Report:** In addition to the items below, additional matters may be reported at the meeting.
5. **Chairperson’s Report:** Report by Planning Commission Chair.
6. **Committee Reports:** Reports by Commission committees or liaisons. In addition to the items below, additional matters may be reported at the meeting.
7. **Approval of Minutes:** Approval of Draft Minutes from the meeting on **February 3, 2021**.
8. **Future Agenda Items and Other Planning-Related Events:**

AGENDA ITEMS: All agenda items are for discussion and possible action. Public Hearing items require hearing prior to Commission action.

9. **Action:** **Planning Commission 2021-2022 Work Plan**
Recommendation: Review and recommend to City Council the Planning Commission Work Plan for 2021 – 2022.
Written Materials: Attached
Presentation: N/A
10. **Action:** **ZORP Subcommittee**
Recommendation: Reestablish the ZORP Subcommittee and appoint three Planning Commissioners by a vote.
Written Materials: N/A
Presentation: N/A

ADDITIONAL AGENDA ITEMS: In compliance with Brown Act regulations, no action may be taken on these items. However, discussion may occur at this meeting upon Commissioner request.

Information Items:

- City Council - ADU Referral
- City Council – Parking Reform Action
- City Council – Home Occupations Action
- City Council – End Exclusionary Housing Resolution

Communications:

- CAG BART Communications

Late Communications: (Received after the packet deadline):

- Supplemental Packet One – received by noon two days before the meeting
- Supplemental Packet Two
- Supplemental Packet Three

ADJOURNMENT

****** MEETING PROCEDURES ******

Public Testimony Guidelines:

All persons are welcome to attend the virtual meeting and will be given an opportunity to address the Commission. Speakers are customarily allotted up to three minutes each. The Commission Chair may limit the number of speakers and the length of time allowed to each speaker to ensure adequate time for all items on the Agenda. Customarily, speakers are asked to address agenda items when the items are before the Commission rather than during the general public comment period. Speakers are encouraged to submit comments in writing. See “Procedures for Correspondence to the Commissioners” below.

Procedures for Correspondence to the Commissioners:

All persons are welcome to attend the virtual hearing and will be given an opportunity to address the Commission. Comments may be made verbally at the public hearing and/or in writing before the hearing. The Commission may limit the time granted to each speaker.

Written comments must be directed to the Planning Commission Secretary at the Land Use Planning Division (Attn: Planning Commission Secretary), 1947 Center Street, Second Floor, Berkeley CA 94704, or via e-mail to: apearson@cityofberkeley.info. All materials will be made available via the Planning Commission agenda page online at this address: <https://www.cityofberkeley.info/PC/>.

Correspondence received by **12 noon, nine days** before this public meeting, will be included as a Communication in the agenda packet. Correspondence received after this deadline will be conveyed to the Commission and the public in the following manner:

- Correspondence received by **12 noon two days** before this public meeting, will be included in a Supplemental Packet, which will be posted to the online agenda as a Late Communication and emailed to Commissioners one day before the public meeting.

- Correspondence received after the above deadline and before the meeting will be included in a second and/or third Supplemental Packet, as needed, which will be posted to the online agenda as a Late Communication and emailed to the Commissioners by 5pm on the day of the public meeting.

Note: It will not be possible to submit written comments at the meeting.

Communications are Public Records: Communications to Berkeley boards, commissions, or committees are public records and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission, or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service, or in person, to the Secretary of the relevant board, commission, or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the Secretary to the relevant board, commission, or committee for further information.

Communication Access: To request a meeting agenda in large print, Braille, or on audiocassette, or to request a sign language interpreter for the meeting, call (510) 981-7410 (voice), or 981-6903 (TDD). Notice of at least five (5) business days will ensure availability.

Meeting Access: To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services Specialist, at 981-6418 (V) or 981-6347 (TDD), at least three (3) business days before the meeting date.

I hereby certify that the agenda for this regular meeting of the Planning Commission was posted at the display case located near the walkway in front of the Maudelle Shirek Building, 2134 Martin Luther King Jr. Way, as well as on the City's website, on **March 11, 2021**.

Alene Pearson
Planning Commission Secretary



Planning Commission

1 **DRAFT MINUTES OF THE REGULAR PLANNING COMMISSION MEETING**
2 **February 3, 2021**

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

4 **Location:** Virtual meeting via Zoom

5 **1. ROLL CALL:**

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

8 **Commissioners Absent:** None.

9 **Staff Present:** Secretary Alene Pearson, Katrina Lapira, and Paola Boylan.

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

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

12 **4. PLANNING STAFF REPORT:**

- 13
- 14 • January 26 -- City Council Meeting – Parking Reform
 - 15 ○ Planning Commission’s recommendation was approved with two modifications
 - 16 ▪ RPP not available to any residents of new housing units
 - 17 ▪ Southside projects will be included in TDM program, but transit passes will
 - 18 not be required for residents
 - 19 ○ A future analysis and overhaul of the RPP program was referred to the City
 - 20 Manager
- 21 • February 4 – City Town Hall on Race and Equity is POSTPONED
- 22 • End of February – 4 x 4 will discuss the Demolition Ordinance
- 23 • March 17 - Planning Commission will discuss Short Term ADU Referral
- 24 • February 9 – City Council will consider Home Occupations Ordinance Amendments
- 25 • Additional policy projects:
 - 26 ○ Housing Element Update
 - 27 ○ Applications for 6 Grants
 - 28 ▪ 2 Regional early action planning grants
 - 29 ▪ 2 PDA planning grants
 - 30 ▪ 2 PDA technical assistance grants
 - 31 ○ Audit of RHNA numbers from 2015-2019
 - 32 ○ General Plan Annual Progress Report 2020
 - 33 ○ Housing Element Annual Progress Report 2020

- 34 ○ North Berkeley and Ashby BART
- 35 ○ Southside EIR Zoning Modifications
- 36 ○ ZORP

37 **Information Items:**

- 38 • None

39
40 **Communications:**

- 41 • January 22 – Staff, Surveys and Town Hall Information

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

- 43 • Supplemental Packet One
- 44 • Supplemental Packet Two
- 45 • Supplemental Packet Three

46 **5. CHAIR REPORT:**

- 47 • Congrats on parking efforts!

48
49 **6. COMMITTEE REPORT:** Reports by Commission committees or liaisons. In addition to the
50 items below, additional matters may be reported at the meeting.

- 51
52 • None

53 **7. APPROVAL OF MINUTES:**

54 Motion/Second/Carried (Schildt/Vincent) to approve the Planning Commission Meeting
55 Minutes from January 20, 2020.

56
57 Ayes: Beach, Ghosh, Hauser, Kapla, Krpata, Lacey, Schildt, Vincent, and Wiblin. Noes: None.
58 Abstain: None. Absent: None. (9-0-0-0)

59
60 **8. FUTURE AGENDA ITEMS AND OTHER PLANNING:**

- 61 • See Planning Staff Report, above.

62 **AGENDA ITEMS**

63 **9. Action: *Planning Commission Elections***

64 The Commission held elections for Chair and Vice Chair of the Planning Commission.

65 Motion/Second/Carried (Krpata/ Vincent) to elect Commissioner Robb Kapla as Chair of the
66 Planning Commission.
67

68 Ayes: Beach, Ghosh, Hauser, Kapla, Krpata, Lacey, Schildt, Vincent, and Wiblin. Noes: None.
69 Abstain: None. Absent: None. (9-0-0-0)
70

71 Motion/Second/Carried (Vincent/ Hauser) to elect Commissioner Shane Krpata as the Vice
72 Chair of the Planning Commission.
73

74 Ayes: Ghosh, Hauser, Krpata, Vincent, and Wiblin. Noes: None. Abstain: Schildt. Absent:
75 Beach, Kapla, and Lacey. (9-0-0-0)
76

77 **Public Comments: 0**

78 **10. Discussion: Public Hearing on Business Support Zoning Amendment Referrals –**
79 **Amusement Device Arcades**

80 Staff summarized the proposed Zoning Ordinance amendments concerning the regulation of
81 Amusement Device Arcades and Amusement Devices.
82

83 Motion/Second/Carried (Kapla/ Vincent) to close public hearing on Business Support Zoning
84 Amendment Referrals – Amusement Device Arcades.
85

86 Ayes: Beach, Ghosh, Hauser, Kapla, Krpata, Lacey, Schildt, Vincent, and Wiblin. Noes: None.
87 Abstain: None. Absent: None (9-0-0-0)
88

89 Motion/Second/Carried (Wiblin/ Krpata) to recommend that City Council adopt staff's
90 recommendation outlined in the accompanying staff report.
91

92 Ayes: Beach, Ghosh, Hauser, Kapla, Krpata, Lacey, Schildt, Vincent, and Wiblin. Noes: None.
93 Abstain: None. Absent: None (9-0-0-0)
94

95 **Public Comments: 1**

96 Motion/Second/Carried (Lacey/ Vincent) to adjourn the Planning Commission meeting at
97 8:01pm.
98

99 Ayes: Beach, Ghosh, Hauser, Kapla, Krpata, Lacey, Schildt, Vincent, and Wiblin. Noes: None.
100 Abstain: None. Absent: None (9-0-0-0)
101

102 **Members in the public in attendance: 5**

103 **Public Speakers: 1 speakers**

104 **Length of the meeting: 58 minutes**



Planning Commission

INFORMATION CALENDAR
[month] [day], 2021

To: Honorable Mayor and Members of the City Council
From: Planning Commission
Submitted by: **Shane Krpata, Vice-Chair, Planning Commission and Jeff Vincent, Work Plan Subcommittee of the Planning Commission**
Subject: Planning Commission Work Plan 2021-2022

INTRODUCTION

The City of Berkeley Planning Commission (PC) hereby submits its work plan for Fiscal Year 2021, pursuant to the Berkeley City Council's request.

CURRENT SITUATION AND ITS EFFECTS

Unlike other City commissions, the PC's workload is almost exclusively dictated by referrals from the City Council. In recent years, the Council conducted an annual referral ranking process, which shaped the prioritization of work for the PC. Thus, by design, the PC has far less latitude than other city commissions in establishing and prioritizing its workload. As of February 2021, the PC has a workload of more than 45 referrals from the City Council.

The PC's work plan organizes the referrals around three strategic areas of PC interest/outcome, as described below. Across these strategic outcome areas, the PC aims to **demonstrate state-wide leadership in promoting social equity, affordability, and climate resilience issues.**

Increasingly, new state laws – particularly on housing-related issues – require that the City update/amend its code to be in compliance with State legislation. Thus, the Planning Commission must prioritize agendaing these items so that a timely recommendation can be sent to City Council. On some of these issues, the Planning Commissioners agreed to go “beyond” state laws and recommend local land use policy policies that the PC feels will achieve more equitable results than what state laws are requiring.

Similarly, some referrals include the City hiring outside consultants on certain items under specific timelines, which requires attention and action by both PC and the Planning Department.

Strategic Outcome Areas:

1. **Increase affordable housing.** This includes retaining and expanding the stock of affordable housing available throughout the city. The commission has identified three mechanisms by which we can advance this strategic outcome:
 1. Modify development standards to create more affordable housing;
 2. Revise administrative procedures and levels of discretion to streamline affordable housing;
 3. Develop community benefits and other value capture mechanisms in order to maximize affordability in new development.
2. **Promote healthy, livable communities.** This includes ensuring Berkeley residents live in safe, healthy, and accessible communities with parks, schools, local businesses, and cultural institutions, and promoting healthy mobility options for all residents.
3. **Support community economic development and commercial vitality.** This includes preserving and enhancing Berkeley's thriving neighborhood commercial areas and ensuring a vibrant downtown.

Resources: Significant staff time is required to conduct the research, write reports, and draft zoning language. In some cases, consultants are brought on board to assist staff.

Activities: For each referral, the PC's action requires staff time for substantive reports on each topic within each referral as well as developing draft zoning language changes. Often the draft zoning language goes through multiple revisions across multiple PC meetings.

Outputs: On nearly all referrals, the PC output consists of recommendations to the City Council.

BACKGROUND

City Council has requested that each commission provide a work plan that explains the mission and goals of each appointed body. The mission of the PC, as outlined in the City Charter, reads:

"The Commission recommends modifications to the City of Berkeley General Plan and related policy documents. All Zoning Ordinance amendments are developed through this Commission and recommended to the City Council. Other purviews include subdivision map consideration and review and comments on substantial projects from surrounding jurisdictions."

Members of the PC have discussed their goals and prioritized three strategic outcomes to guide their 2021-2022 work as described above: 1) Increase affordable housing; 2)

Promote healthy, livable communities; and 3) Support community economic development and commercial vitality.

At its meeting of March 17th, 2021, the PC voted to adopt this work plan with Commissioner Vincent's edits and send it to City Council. [Vote: #-#-#-#; Ayes: [names]. Noes: [names]. Abstain: [names]. Absent: [names]. Motion/Second: [name]/ [name]]

The attached Planning Commission Work Plan Table 2020-2021 (see Attachment 1) shows started referrals, referrals awaiting action from other commission(s), referrals ranked by City Council that are awaiting PC action (but require additional resources or staff capacity), and referrals not yet ranked by City Council. The table also includes projects that are required for compliance with State law and/or projects underway with the help of consultants or staff from other divisions and departments.

The PC's pace in working through City Council referrals is determinant on staff support. The Long Range Policy Group currently has five fulltime equivalent (FTE) employees (two Principal Planners, one Associate Planner, and 2 Assistant Planners) and is in the process of hiring a Senior Planner. Additional staff resources would allow the Long Range Policy Group to move through their workload more efficiently.

ENVIRONMENTAL SUSTAINABILITY

The PC's work plan aids in advancing the city's goals around sustainability and greenhouse gas reduction.

CONTACT PERSON

Alene Pearson, Commission Secretary, Land Use Planning Division, 510-981-7489

Attachments:

1: Planning Commission Work Plan Table 2020-2021

PLANNING COMMISSION DRAFT WORK PLAN (2021- 2022)

	Referral	STATUS: Started OR RRV-HAP Rank		Estimated Completion	Staff Lead	STRATEGIC OUTCOME AREAS			Special Considerations	
						1. Increase Affordable Housing	2. Promote Healthy, Livable Communities	3. Support Economic Development and Commercial Vitality		
1	Student Housing: -- Short Term: MSHN Car-free Overlay to CC with Parking Reform -- Med Term: EIR SS to study development standards.	C-T: Community Benefits (focus on Labor Practice and AH)	started	3	2nd Quarter 2022	Justin Horner	X	X	X	
2		Increase 20' height and FAR in SS	started			Justin Horner	X			
3		Convert Groundfloor Com to Res in SS	started			Justin Horner	X	*		
4		C-T: Pilot Density Bonus (DB Phase 2)	started			Justin Horner	X			
5		More Student Housing Now & SB1227	started	4		Justin Horner	X			
6	Active Long Range and Special Projects	ADU Ordinance - Local Updates	ST		3rd Quarter 2021	Katrina Lapira	X	X		mandated by ADU state law
7		Adeline Implementation	started		ongoing	Alisa Shen	X	X	X	
8		Bayer Development Agreement	started		4th Quarter 2021	Leslie Mendez			X	
9		BART Zoning // AB 2923	started		4th Quarter 2021	Alisa Shen	X	X		mandated by state law (AB 2923)
10		Gentrification/Displacement Study	started		4th Quarter 2021	HAC & PC	X	X	X	
11		Rezone Parcels Adjacent to the ACP Area	started		3rd Quarter 2021	Alisa Shen	x	X	X	
12		ZORP Phase 1 - New Baseline ZO (BZO)	started		3rd Quarter 2021	Justin Horner				customer service improvements
13	Housing Element Related Work	2020 Annual Progress Report HE	started		annual	Katrina Lapira	X			mandated by HE state law
14		2020 Annual Progress Report General Plan	started		annual	Katrina Lapira	X	X	X	mandated by HE state law
15		Housing Element (HE) Update	started		1st Quarter 2023	Alene Pearson	X	*		mandated by HE state law
16		1. Density by parcel; 2. Healthy/safety detriments; 3. Design review; 4. View-shadow impacts (DB Phase 3/JSISHL)	started	5	3rd Quarter 2022	Alene Pearson	X	X		mandated by state law (HAA, SB 330, SB-35)
17		Implement State Law HAA & SB-35	started		3rd Quarter 2022	Alene Pearson	X	*		mandated by state law (HAA, SB 330, SB-35)
18		ZORP Phase 2 - Substantive Changes	started		3rd Quarter 2022	Justin Horner		*		customer service improvements
19		Guide Development on San Pablo	6		4th Quarter 2025	Alene Pearson	X	X	X	required by ABAB/MTC
20		Missing Middle Housing Report	2		3rd Quarter 2022	Alene Pearson	X	*		supports HE Update / supported by CC
21		Quadplex Referral	cc on 2/23		3rd Quarter 2022	Alene Pearson	X	*		supports HE Update / supported by CC
22		Non-commercial groundfloor uses		18		not assigned	X			
23		Flex Conversion to Mini Dorms	NR			not assigned	X			
24	Housing Pipeline Report	cc request		annual	Katrina Lapira	X				
25	Business-Related Referrals	ZOAs Part 2: Sign Ordinance	started		3rd Quarter 2021	Paola Boylan			X	
26		Expand Downtown Arts District	started		1st Quarter 2022	Katrina Lapira			X	
27		Arcades in the Elmwood	started		3rd Quarter 2021	Paola Boylan			X	
28		R&D Definition	started		4th Quarter 2021	Katrina Lapira			X	
29		ZOAs Part 2	started			not assigned			X	
30		Development Agreements	10			not assigned			X	
31		Beer and Wine in the M-District	46			not assigned			X	note: prohibition is racist
32	Fees and Nexus Studies Finishing info report for Steet Level Advis Fee Tool Working with City Attorney on Demo Ordinance & AHMF referrals.	Fix LLA loophole & revise IHO	started		4th Quarter 2021	Alisa Shen	X			
33		Reform AHMF (fees per unit vs gfa)	started		4th Quarter 2021	Alisa Shen	X			
34		Demolition Ordinance	started	16	1st Quarter 2022	Planning & RSB	X			
35		Decrease AHMF for TIC conversions	started		4th Quarter 2021	Alisa Shen	X			
36		Inclusionary Units for Live Work	started		4th Quarter 2021	Alisa Shen	X			
37	Analyze feasibility of onsite affordable units vs payment of AHMF	started		4th Quarter 2021	Alisa Shen	X				

PLANNING COMMISSION DRAFT WORK PLAN (2021- 2022)

	Referral	STATUS: Started OR RRV-HAP Rank	Estimated Completion	Staff Lead	STRATEGIC OUTCOME AREAS			Special Considerations
					1. Increase Affordable Housing	2. Promote Healthy, Livable Communities	3. Support Economic Development and Commercial Vitality	
38	WB Service Center	NR		Alene Pearson	X			
39	Opportunity Zone Overlay (OED lead)	NR					X	
40	Alta Bates Zoning	---		Steve Buckley		X	X	
41	Other Long Range // Special Projects Pacific Steel Visioning	---		Steve Buckley			X	
42	UC Berkeley LRDP (City Attorney lead)	---		Shannon Allen	X			
43	Berkeley Marina Master Plan (PRW lead)	---		Shannon Allen		X		
44	TIF / TSF Nexus Fee (Transportation lead)			not assigned		X		
45	Berkeley Transfer Station (PW lead)	---		not assigned		X		
46	Cannabis Equity: Cannabis Equity (feb 19, 2019)	ST		not assigned		X	X	
47	Need staffing to move work forward Modify Live Work to allow Cannabis	NR		not assigned			X	
48	Green Stormwater Reqmts	CEAC started		not assigned		X		SK: this needs priority due to potential federal funding of infrastructure improvements
49	Urban Forestry Ordinance	15		not assigned		X		
50	Develop Pay transparency permit conditions	26		not assigned			X	
51	Lower discretion for internal remodeling	42		not assigned		*		customer service improvements
52	Miscellaneous Air Pollution Performance Standards	49		not assigned		X		
53	Deny permits to code violators	52		not assigned		*		strengthen enforcement
54	Bird Safe Construction	NR		not assigned		X		
55	Update Short Term Rental Ordinance	NR		not assigned	X		X	
56	TDM Referral	NR		not assigned		X	*	
57	Home Occupation Class 3 Expansion	2nd reading 2/23		not assigned			X	

ABBREVIATIONS

AHMF = Affordable Housing Mitigation FMSHN = More Student Housing Now SS = Southside
 cc = City Council jsis/JSISHL = Joint Subcommittee for Implementation of State Housing Laws
 EIR = Environmental Impact Report NR = not ranked **ST** = Short Term Referral
 GF = groundfloor pc = Planning Commission TDM = Transportation Demand Management
 HAA = Housing Accountability Act PDA = Priority Development Area TIF = Transportation Impact Fee
 HAP = Housing Action Plan ph = public hearing TSF = Transportation Service Fee
 HTF = Housing Trust Fund RFP = Request for Proposals wg = working group
 IHO = Inclusionary Housing Ordinance RRV = Reweighted Range Voting ws = work session
 LLA = Lot-line adjustment sc = Subcommittee of the Planning Commission ZORP = Zoning Ordinance Revision Project

ANNOTATED AGENDA
BERKELEY CITY COUNCIL MEETING
Tuesday, January 26, 2021
6:00 PM

JESSE ARREGUIN, MAYOR

Councilmembers:

DISTRICT 1 – RASHI KESARWANI
DISTRICT 2 – TERRY TAPLIN
DISTRICT 3 – BEN BARTLETT
DISTRICT 4 – KATE HARRISON

DISTRICT 5 – SOPHIE HAHN
DISTRICT 6 – SUSAN WENGRAF
DISTRICT 7 – RIGEL ROBINSON
DISTRICT 8 – LORI DROSTE

PUBLIC ADVISORY: THIS MEETING WILL BE CONDUCTED EXCLUSIVELY THROUGH VIDEOCONFERENCE AND TELECONFERENCE

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Live audio is available on KPFB Radio 89.3. Live captioned broadcasts of Council Meetings are available on Cable B-TV (Channel 33) and via internet accessible video stream at <http://www.cityofberkeley.info/CalendarEventWebcastMain.aspx>.

To access the meeting remotely: Join from a PC, Mac, iPad, iPhone, or Android device: Please use this URL <https://us02web.zoom.us/j/87354849181>. If you do not wish for your name to appear on the screen, then use the drop down menu and click on "rename" to rename yourself to be anonymous. To request to speak, use the "raise hand" icon by rolling over the bottom of the screen.

*To join by phone: Dial **1-669-900-9128** or **1-877-853-5257 (Toll Free)** and enter Meeting ID: **873 5484 9181**. If you wish to comment during the public comment portion of the agenda, Press *9 and wait to be recognized by the Chair.*

To submit an e-mail comment during the meeting to be read aloud during public comment, email clerk@cityofberkeley.info with the Subject Line in this format: "PUBLIC COMMENT ITEM ##." Please observe a 150 word limit. Time limits on public comments will apply. Written comments will be entered into the public record.

Please be mindful that the teleconference will be recorded as any Council meeting is recorded, and all other rules of procedure and decorum will apply for Council meetings conducted by teleconference or videoconference.

This meeting will be conducted in accordance with the Brown Act, Government Code Section 54953. Any member of the public may attend this meeting. Questions regarding this matter may be addressed to Mark Numainville, City Clerk, (510) 981-6900. The City Council may take action related to any subject listed on the Agenda. Meetings will adjourn at 11:00 p.m. - any items outstanding at that time will be carried over to a date/time to be specified.

Council Consent Items

10. **Budget Referral to Reinstate Partial Funding for the Gun Buyback Program Previously Authorized by City Council** (*Continued from November 10, 2020*)
From: Councilmember Kesarwani (Author), Mayor Arreguin (Co-Sponsor), Councilmember Davila (Co-Sponsor)
Recommendation: Refer to the FY 2020-21 November Amendment to the Annual Appropriations Ordinance (AAO #1) \$40,000 to reinstate partial funding for the Gun Buyback Program—originally proposed by Councilmember Cheryl Davila and authorized by the City Council on Nov. 27, 2018.
Financial Implications: \$40,000
Contact: Rashi Kesarwani, Councilmember, District 1 (510) 981-7110
Action: Approved recommendation revised to be a referral to the FY 2022 budget process.
11. **Short Term Referral to City Manager, Disaster and Fire Safety Commission and Planning Commission to Amend Local Accessory Dwelling Unit (ADU) Zoning Ordinance and Berkeley's Fire Code**
From: Councilmember Wengraf (Author), Councilmember Hahn (Co-Sponsor)
Recommendation: Refer to the City Manager, the Disaster and Fire Safety Commission and the Planning Commission to evaluate and recommend to Council within 90 days, a set of ordinance amendments and implementation programs to address emergency access and egress, parking and objective development standards to address the constraints presented by high fire hazard conditions and narrow and curving roadways in Fire Zones 2 and 3. (Attachment 1 to the report). Recommendations to Additional Objective Development Standards in Zones 2 and 3:
-Zone 2 and 3 - limit the base maximum size of newly constructed, detached ADUs to 850 sq. feet. -Zone 2 and 3 – require compliance with front yard, side yard and open space and coverage requirements of the applicable zoning district. Recommendations to amend the Fire Code: -Prohibit parking on streets where egress and ingress will be adversely impacted by additional vehicles and increased population. -Require sprinklers in new construction, consistent with local Fire Code. - Explore their authority under California Health and Safety Code Sec. 13869.7 to mitigate the adverse impacts of ADU creation in requiring safe and adequate ingress and egress routes and sufficient off-street parking.
Financial Implications: Staff time
Contact: Susan Wengraf, Councilmember, District 6 (510) 981-7160
Action: Approved recommendation revised to add the underlined phrase, “...and objective development standards for ADUs in all districts with expedited consideration to address the constraints presented by high fire hazard conditions and narrow and curving roadways in Fire Zones 2 and 3.”

**ANNOTATED AGENDA
SPECIAL MEETING OF THE
BERKELEY CITY COUNCIL**

Tuesday, January 26, 2021

4:00 P.M.

JESSE ARREGUIN, MAYOR

Councilmembers:

DISTRICT 1 – RASHI KESARWANI
DISTRICT 2 – TERRY TAPLIN
DISTRICT 3 – BEN BARTLETT
DISTRICT 4 – KATE HARRISON

DISTRICT 5 – SOPHIE HAHN
DISTRICT 6 – SUSAN WENGRAF
DISTRICT 7 – RIGEL ROBINSON
DISTRICT 8 – LORI DROSTE

PUBLIC ADVISORY: THIS MEETING WILL BE CONDUCTED EXCLUSIVELY THROUGH VIDEOCONFERENCE AND TELECONFERENCE

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, this meeting of the City Council will be conducted exclusively through teleconference and Zoom videoconference. Please be advised that pursuant to the Executive Order and the Shelter-in-Place Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, there will not be a physical meeting location available.

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To access the meeting remotely: Join from a PC, Mac, iPad, iPhone, or Android device: Please use this URL <https://us02web.zoom.us/j/87354849181>. If you do not wish for your name to appear on the screen, then use the drop down menu and click on "rename" to rename yourself to be anonymous. To request to speak, use the "raise hand" icon by rolling over the bottom of the screen.

*To join by phone: Dial **1-669-900-9128** or **1-877-853-5257 (Toll Free)** and enter Meeting ID: **873 5484 9181**. If you wish to comment during the public comment portion of the agenda, Press *9 and wait to be recognized by the Chair.*

To submit an e-mail comment during the meeting to be read aloud during public comment, email clerk@cityofberkeley.info with the Subject Line in this format: "PUBLIC COMMENT ITEM ##." Please observe a 150 word limit. Time limits on public comments will apply. Written comments will be entered into the public record.

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This meeting will be conducted in accordance with the Brown Act, Government Code Section 54953. Any member of the public may attend this meeting. Questions regarding this matter may be addressed to Mark Numainville, City Clerk, (510) 981-6900. The City Council may take action related to any subject listed on the Agenda. Meetings will adjourn at 11:00 p.m. - any items outstanding at that time will be carried over to a date/time to be specified.

Action Calendar – Public Hearings

1. **Referral Response: Zoning Ordinance Amendments that Reform Residential Off-Street Parking; Amending Berkeley Municipal Code Title 14 and Title 23**

(Continued from December 15, 2020. Item contains revised and supplemental material.)

From: City Manager

Recommendation: Conduct a public hearing and upon conclusion select among proposed ordinance language options and take the following action:

Adopt first reading of an Ordinance amending Berkeley Municipal Code (BMC) Title 14 and Title 23 which would:

1. Modify Minimum Residential Off-street Parking Requirements
2. Impose Residential Parking Maximums in Transit-rich Areas
3. Amend the Residential Preferential Parking (RPP) Permit Program
4. Institute Transportation Demand Management (TDM) Requirements

Financial Implications: See report

Contact: Jordan Klein, Planning and Development, (510) 981-7400

Public Testimony: The Mayor opened the public hearing. 51 speakers. M/S/C (Arreguin/Robinson) to close the public hearing.

Vote: All Ayes.

Action: M/S/C (Droste/Harrison) to:

- 1) Adopt first reading of Ordinance No. 7,751-N.S. to include the Planning Commission's minimum parking recommendations, the Planning Commission's maximum parking recommendations, the RPP modifications option to not extend eligibility for permits to residents of any newly constructed residential buildings, the TDM recommendation with an amendment in Section 23C.18.020 that removes the Southside Plan Area exemption from the TDM program and does not require transit passes for projects in the Southside Plan Area;
 - 2) Refer to the City Manager and appropriate commissions updates to the TDM program to reflect evolving mobility and disability needs, including electric mobility options;
 - 3) Refer to the City Manager the review and redesign of the RPP program.
- Second reading scheduled for February 9, 2021.

Vote: All Ayes.

Adjournment

Action: M/S/C (Wengraf/Robinson) to adjourn the meeting.

Vote: All Ayes.

Adjourned at 7:30 p.m.

Communications

- None

Supplemental Communications and Reports 1

- None

ANNOTATED AGENDA
BERKELEY CITY COUNCIL MEETING
Tuesday, February 9, 2021
6:00 PM

JESSE ARREGUIN, MAYOR

Councilmembers:

DISTRICT 1 – RASHI KESARWANI
DISTRICT 2 – TERRY TAPLIN
DISTRICT 3 – BEN BARTLETT
DISTRICT 4 – KATE HARRISON

DISTRICT 5 – SOPHIE HAHN
DISTRICT 6 – SUSAN WENGRAF
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Action Calendar – Public Hearings

CDBG Community Facility Improvement funds, and \$378,230 in available uncommitted funds to the South Berkeley Neighborhood Development Corporation for housing rehabilitation at Rosewood Manor and Lorin Station Apartments and execute resultant agreements, as contained in Exhibits A and B;
G. Update the PY20 CDBG and HOME entitlement allocations to reflect the revised HUD PY20 entitlement awards; and
H. Submit the approved Second Substantial Amendments to the 2020-2025 Consolidated Plan/PY20 Annual Action Plan and the PY19 Annual Action Plan, including public comments, to the U.S. Department of Housing and Urban Development (HUD), and accept any resulting agreements with HUD.

Financial Implications: See report

Contact: Lisa Warhuus, Health, Housing, and Community Services, (510) 981-5400

Public Testimony: The Mayor opened the public hearing. 5 speakers. M/S/C (Arreguin/Robinson) to close the public hearing.

Vote: All Ayes.

Action: M/S/C (Hahn/Arreguin) to adopt Resolution No. 69,719–N.S.

Vote: All Ayes.

15. Referral Response: Amendments to the Home Occupations Ordinance; Amending BMC Sub-Titles 23C, 23D, 23E, and 23F (Continued from December 15, 2020. Item contains revised material.)

From: City Manager

Recommendation: Conduct a public hearing and, upon conclusion, adopt the first reading of an Ordinance amending the Zoning Ordinance to streamline the permitting process for Home Occupations and amending Berkeley Municipal Code Chapter 23C.16 Home Occupations, Chapter 23E.84 MU-R Mixed Use-Residential District Provisions, Chapter 23F.04 Definitions, and Use Tables in Applicable Zoning Districts.

Financial Implications: See report

Contact: Jordan Klein, Planning and Development, (510) 981-7400

Public Testimony: The Mayor opened the public hearing. 3 speakers. M/S/C (Arreguin/Wengraf) to close the public hearing.

Vote: All Ayes.

Action: M/S/C (Hahn/Wengraf) to adopt the first reading of Ordinance No. 7,753–N.S. as written in Supplemental Communications Packet #2 from Councilmember Hahn with revisions noted below. Second reading scheduled for February 23, 2021.

Revised action in the recommendation:

Refer to the City Manager to return to the City Council within an appropriate amount of time a report on the implementation of the newly streamlined Home Occupations Ordinance and recommendations regarding potential expansion of Class III Home Occupations to Residential zones, and to propose any and all other changes and updates

Action Calendar – Public Hearings

which may be warranted, based on the first few years' of experience under the new Ordinance.

Ordinance Revisions:

- *Revise text in 23C.16.010.B.8 to clarify prohibited materials: "A Home Occupation shall not involve hazardous materials or waste as defined by Section 15.08.060, or any other materials or waste that is deemed by the hazardous materials manager (or their designee or successor) to be inappropriate or unsafe for a residential setting."*
- *Revise text in 23C.16.010.B.10 to clarify sign prohibitions: "No on-site signs identifying or advertising the Home Occupation, are allowed."*
- *Revise text in 23C.16.010.B.3 to clarify prohibitions on customer visits: "Customer visits are not allowed in the ES-R District."*
- *Add text to create a finding for public safety to 23C.16.030.4: "The degree of customer visits and shipping and delivery activities will not cause a detrimental impact to public safety, as determined by the Fire Marshall."*
- *Update Use Tables in applicable residential districts to disallow Class 2 Home Occupations in the Hillside Overlay.*
- *Revise text in 23C.16.030.2 to clarify compatibility of shipping and delivery activities with residential uses: "The degree of shipping and delivery activity to and from the subject residence will be compatible with surrounding residential uses and will not cause a significant detrimental impact on pedestrian and bicyclist safety or the availability of parking spaces in the immediate vicinity of the Home Occupation; and"*

Vote: Ayes – Kesarwani, Taplin, Bartlett, Harrison, Hahn, Wengraf, Robinson, Arreguin; Noes – None; Abstain – Droste.

Action Calendar – Old Business

16. **Vote of No Confidence in the Police Chief** (*Continued from November 10, 2020*)
From: Councilmember Davila (Author)
Recommendation: Adopt a resolution taking a Vote of No Confidence in the Police Chief.
Financial Implications: See report
Contact: Cheryl Davila, Councilmember, District 2, (510) 981-7120
Action: 41 speakers. M/S/C (Wengraf/Droste) to take no action on Item 16.
Vote: Ayes – Taplin, Hahn, Wengraf, Robinson, Droste, Arreguin; Noes – None; Abstain – Bartlett, Harrison; Absent – Kesarwani.

Councilmember Kesarwani absent 10:43 p.m. – 11:00 p.m.

Information Reports

17. **LPO NOD: 1 Orchard Lane/#LMIN2020-0006**
From: City Manager
Contact: Jordan Klein, Planning and Development, (510) 981-7400
Action: Received and filed.

ANNOTATED AGENDA
BERKELEY CITY COUNCIL MEETING
Tuesday, February 23, 2021
6:00 PM

JESSE ARREGUIN, MAYOR

Councilmembers:

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DISTRICT 2 – TERRY TAPLIN
DISTRICT 3 – BEN BARTLETT
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Council Action Items

29. **Resolution to End Exclusionary Zoning in Berkeley**

From: Councilmember Droste (Author), Councilmember Taplin (Author), Councilmember Bartlett (Author), Councilmember Robinson (Author)

Recommendation: Adopt a resolution to state Berkeley City Council's intent to end exclusionary zoning in Berkeley by December of 2022.

Financial Implications: None

Contact: Lori Droste, Councilmember, District 8, (510) 981-7180

Action: M/S/C (Arreguin/Droste) to suspend the rules and extend the meeting to 12:00 a.m.

Vote: Ayes – Taplin, Bartlett, Hahn, Robinson, Droste, Arreguin; Noes – Harrison, Wengraf; Abstain – None; Absent – Kesarwani.

Councilmember Kesarwani absent 10:14 p.m. – 10:16 p.m.

Action: M/S/C (Arreguin/Droste) to suspend the rules and extend the meeting to 12:30 a.m.

Vote: Ayes – Kesarwani, Taplin, Bartlett, Hahn, Robinson, Droste, Arreguin; Noes – Harrison, Wengraf; Abstain – None.

Action: M/S/C (Arreguin/Wengraf) to suspend the provision in the Rules of Procedure related to reading written comments into the record.

Vote: All Ayes.

Action: M/S/C (Arreguin/Harrison) to accept supplemental material from Mayor Arreguin on Item 29.

Vote: Ayes – Kesarwani, Taplin, Bartlett, Harrison, Hahn, Wengraf, Robinson, Arreguin; Noes – None; Abstain – None; Absent – Droste.

Councilmember Droste absent 12:01 a.m. – 12:03 a.m.

Action: M/S/C (Arreguin/Robinson) to suspend the rules and extend the meeting to 12:40 a.m.

Vote: Ayes – Kesarwani, Taplin, Bartlett, Hahn, Robinson, Droste, Arreguin; Noes – Harrison, Wengraf; Abstain – None.

Action: 67 speakers. M/S/C (Robinson/Taplin) to adopt Resolution No. 69,737–N.S. as submitted in Vice-Mayor Droste's item in Supplemental Communication Packet #2 and further revised in the supplemental material submitted by Mayor Arreguin at the meeting with an amendment to include reference to anti-speculation measures, and receiving and accepting the item submitted by Councilmembers Harrison and Hahn for the record.

Vote: All Ayes.

Communication

From: Jessica Fain <jessicalynnfain@gmail.com>

Sent: Sunday, February 7, 2021 3:12 PM

To: Pearson, Alene <apearson@cityofberkeley.info>; bartplanning <bartplanning@cityofberkeley.info>; All Council <council@cityofberkeley.info>

Subject: I want more homes at North Berkeley BART, now!

WARNING: This email originated outside of City of Berkeley.

DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Elected officials, Planning commissioners, city staff, and CAG:

I live in North Berkeley and I'm very excited by the idea of a lot of homes at North Berkeley BART station. Our neighborhood is awesome but we know that it is not very accessible to newcomers. We want it to be a more welcoming place, especially for people with disabilities, low income folks, members of marginalized communities who have been redlined into or out of North Berkeley, and anyone who wants to live here. They deserve to live here too.

Regarding what the future development looks like or where its shadows reach, we are more interested in the new neighbors we can enfold into our community. Here's what we want at North Berkeley BART: Maximize homes for all. There are many people who don't qualify for subsidized housing who deserve to live here too: first responders, students, DINKs, empty nesters, undocumented residents, and more. We are more concerned with the number of affordable homes rather than the percentage. If the project can't pencil and is never built, that would be a huge failure and source of shame. As neighbors to the station, we have the privilege of choosing from multiple options for getting to the station. For our friends in the hills, we hope that the design of the future North Berkeley BART development keeps their access in mind while weighing the pollution and danger of driving.

Thank you,
Jessica Fain
94703

Communications

From: Michael Boland <mlboland@comcast.net>

Sent: Thursday, February 4, 2021 7:11 AM

To: bartplanning <bartplanning@cityofberkeley.info>; Pearson, Alene <apearson@cityofberkeley.info>; All Council <council@cityofberkeley.info>

Subject: I want more homes at North Berkeley BART, now!

WARNING: This email originated outside of City of Berkeley.

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Elected officials, Planning commissioners, city staff, and CAG:

I live in North Berkeley on Hopkins Street and take BART every day. I'm very excited by the idea of maximizing housing at North Berkeley BART station. Our neighborhood is awesome but we know that it is not very accessible to newcomers. We want it to be a more welcoming place, especially for people with disabilities, low income folks, members of marginalized communities who have been redlined into or out of North Berkeley, and anyone who wants to live here. They deserve to live here too. So do my parents - who are elderly and have limited means. I'd love for them to be able to live near us, but housing in our neighborhood is impossibly expensive!

Here's what I want at North Berkeley BART:

Maximize homes for all. There are many people who don't qualify for subsidized housing who deserve to live here too: first responders, students, DINKs, empty nesters, undocumented residents, and more.

We are more concerned with the number of affordable homes rather than the percentage. If the project can't pencil and is never built, that would be a huge failure and source of shame. The more housing we build - the less open space and farmland gets destroyed and the lower our carbon footprint is as a society.

As neighbors to the station, we have the privilege of choosing from multiple options for getting to the station. For our friends in the hills, we hope that the design of the future North Berkeley BART development keeps their access in mind while weighing the pollution and danger of driving.

I understand that a few BART neighbors are worried about the change in their neighborhood — but so long as our population continues to grow, change is inevitable. It can either be responsible, environmentally friendly change or we can continue to destroy our planet. We owe it to our children and grandchildren to make the right choice and maximize housing at North Berkeley BART.

Thank you

Michael Boland

Communication

From: Mary C Dorst [mailto:mclldorst@gmail.com]

Sent: Friday, February 5, 2021 8:41 AM

To: bartplanning <bartplanning@cityofberkeley.info>; Pearson, Alene <apearson@cityofberkeley.info>; All Council <council@cityofberkeley.info>

Subject: I want more homes at North Berkeley BART, now!

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Elected officials, Planning commissioners, City staff, and CAG:

I live in North Berkeley and I'm very excited by the idea of a lot of rental homes at North Berkeley BART station. Our neighborhood is awesome but we know that it is not very accessible to newcomers. We want it to be a more welcoming place, especially for people with children, folks with disabilities, low income people, members of marginalized communities who have been redlined into or out of North Berkeley, and anyone who wants to live here. They deserve to live here too. Regarding what the future development looks like or where its shadows reach, we are more interested in the new neighbors we can enfold into our community.

Here's what we want at North Berkeley BART:

Maximize homes for all. There are many people who don't qualify for subsidized housing who deserve to live here too: first responders, students, DINKs, empty nesters, undocumented residents, and more.

We are more concerned with the number of affordable homes rather than the percentage. And we want them to include 3BR and 4BR apartments, because the private market doesn't construct such rental housing stock, and BUSD is fast losing socioeconomic, racial and ethnic diversity because families can't afford to rent homes large enough for their young learners. If the project can't pencil and is never built, that would be a huge failure and source of shame.

As neighbors to the station, we have the privilege of choosing from multiple options for getting to the station. For our friends in the hills, we hope that the design of the future North Berkeley BART development keeps their access in mind while weighing the pollution and danger of driving. Thank you.—Mary Dorst

Communication

From: Barry Fike <barrytf@mac.com>

Sent: Sunday, February 7, 2021 7:01 AM

To: bartplanning <bartplanning@cityofberkeley.info>; Pearson, Alene <apearson@cityofberkeley.info>; All Council <council@cityofberkeley.info>

Subject: Maximize the # of Homes at North Berkeley BART and Build Them Now!

WARNING: This email originated outside of City of Berkeley.

DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear City Councilmembers, Planning Commissioners, and CAG:

I grew up in North Berkeley (Virginia St. and North St.), currently live on Allston Way, was a BUSD teacher and BFT president, and am now retired. I am writing to encourage you to do whatever you can to maximize the number of homes for all income levels at the North Berkeley BART station.

We certainly need a lot more affordable housing for those who qualify for subsidized housing. At the same time, we also need a lot more affordable housing for those who don't qualify for subsidized housing. Both of my children are living on the East Coast presently. They and so many of their Berkeley High grad friends would love to live in Berkeley. But there is such a scarcity of housing here which directly contributes to such a high cost of living that this goal is unattainable for so many of them.

Building affordable housing at North Berkeley BART is such an incredible opportunity for our entire Berkeley community. It is critical that you focus on the number of affordable homes rather than the percentage. If the project can't pencil and is never built, that would be a huge failure and source of shame.

Thank you,
Barry Fike

Communication

From: Jenny Johnston [mailto:jjpulga71@gmail.com]

Sent: Thursday, February 4, 2021 11:13 AM

To: bartplanning <bartplanning@cityofberkeley.info>; Pearson, Alene <apearson@cityofberkeley.info>; All Council <council@cityofberkeley.info>

Subject: I want more homes at North Berkeley BART, now!

WARNING: This email originated outside of City of Berkeley.

DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Elected officials, Planning commissioners, city staff, and CAG:

I live in North Berkeley and am interested in providing a dense, tall-ish (4-6 stories), opens space- and amenities-served, residential hub at the BART station.

Specifically:

Homes should be for all, including many who don't qualify for subsidized housing: first responders, students, DINKs, empty nesters, undocumented residents, and more.

I am more concerned with the number of homes rather than the affordable percentage. If the project can't pencil and is never built, that would be a huge failure.

As a neighbor to the station, I have multiple options for getting to the station. For my friends in the hills, I hope that the design of the future North Berkeley BART development keeps their access in mind while weighing the pollution and danger of driving. And, the existence of electrical bikes!

Thank you,

Jenny Johnston
1414 Martin Luther King Jr Way
Berkeley, California 94709

Communication

From: Mark Rhoades [mailto:mark@rhoadesplanninggroup.com]

Sent: Monday, February 8, 2021 12:38 PM

To: bartplanning <bartplanning@cityofberkeley.info>; Pearson, Alene <apearson@cityofberkeley.info>; All Council <council@cityofberkeley.info>

Subject: More Housing at BOTH BART Stations Please!

WARNING: This email originated outside of City of Berkeley.

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Elected officials, Planning commissioners, city staff, and CAG:

I live in North Berkeley and I'm very excited by the idea of a lot of homes at North Berkeley BART station. Our neighborhood is awesome but we know that it is not very accessible to newcomers. We want it to be a more welcoming place, especially for people with disabilities, low income folks, members of marginalized communities who have been redlined into or out of North Berkeley, and anyone who wants to live here. They deserve to live here too. Regarding what the future development looks like or where its shadows reach, we are more interested in the new neighbors we can enfold into our community.

Here's what we want at North Berkeley BART:

- Maximize homes for all. There are many people who don't qualify for subsidized housing who deserve to live here too: first responders, students, DINKs, empty nesters, undocumented residents, and more.
- We are more concerned with the number of affordable homes rather than the percentage. If the project can't pencil and is never built, that would be a huge failure and source of shame.
- As neighbors to the station, we have the privilege of choosing from multiple options for getting to the station. For our friends in the hills, we hope that the design of the future North Berkeley BART development keeps their access in mind while weighing the pollution and danger of driving.

Thank you

Mark Rhoades, AICP

Communication

From: Mary Telling [mailto:maryt@Mithun.com]

Sent: Friday, February 5, 2021 1:14 PM

To: bartplanning <bartplanning@cityofberkeley.info>; Pearson, Alene <apearson@cityofberkeley.info>; All Council <council@cityofberkeley.info>

Subject: I want more homes at North Berkeley BART, now!

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Elected officials, Planning commissioners, city staff, and CAG:

I live in Berkeley and I'm very excited by the idea of a lot of homes at North Berkeley BART station. This neighborhood is awesome but we know that it is not very accessible to newcomers. We want it to be a more welcoming place, especially for people with disabilities, low income folks, members of marginalized communities who have been redlined into or out of North Berkeley, and anyone who wants to live here. They deserve to live here too. Regarding what the future development looks like or where its shadows reach, we are more interested in the new neighbors we can enfold into our community.

Here's what we want at North Berkeley BART:

Maximize homes for all. There are many people who don't qualify for subsidized housing who deserve to live here too: first responders, students, DINKs, empty nesters, undocumented residents, and more.

We are more concerned with the number of affordable homes rather than the percentage. If the project can't pencil and is never built, that would be a huge failure and source of shame.

As neighbors to the station, we have the privilege of choosing from multiple options for getting to the station. For our friends in the hills, we hope that the design of the future North Berkeley BART development keeps their access in mind while weighing the pollution and danger of driving.

Regards,

Mary Telling

Communication

From: Alfred Twu [mailto:firstcultural@gmail.com]
Sent: Monday, February 22, 2021 1:01 PM
To: Pearson, Alene <apearson@cityofberkeley.info>
Subject: General Comment to the Planning Commission

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Hi Alene,

Here is a general comment I have for the Planning Commission

Thanks
Alfred

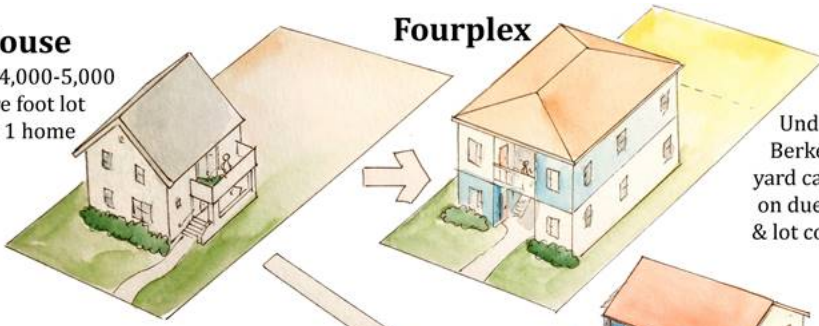
Berkeley Planning Commission:

As Berkeley explores rezoning parts of the city that currently allow 1 home per lot to allow 4 homes, consider changing rear yard and lot coverage requirements to offer more options for four-unit zoning.

Not every homeowner will want to demolish their house to build a fourplex. Smaller rear yard requirements (such as changing the requirement from the current 20 feet to 3 feet) make it possible for new homes to be added in the backyard without demolishing the existing house, which will both reduce demolitions and also make adding housing economically feasible on more lots.

Thanks
Alfred

House
Existing 4,000-5,000
square foot lot
with 1 home

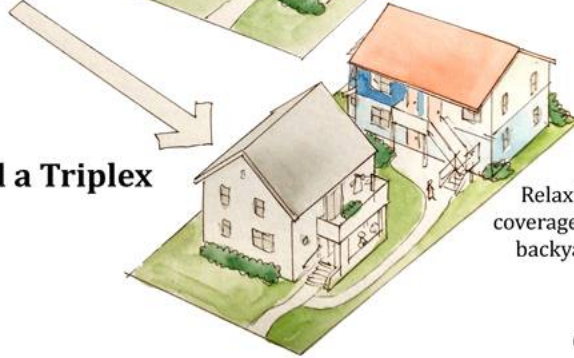


Under existing
Berkeley zoning,
yard cannot be built
on due to rear yard
& lot coverage rules.

1+3 = 4

Keep the House, Add a Triplex

- Lower Cost
- Less Disruptive
- Conserves Resources
- Greater variety of homes



Relaxing yard &
coverage rules allows
backyard triplex.

CC-BY @alfred_twu

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