

Planning Commission

FINAL MINUTES OF THE REGULAR PLANNING COMMISSION MEETING December 4, 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, Shane Krpata, Mary Kay Lacey, Matthew Lewis (Alternate), Steve Martinot, Christine Schildt, Brad Wiblin, and Rob Wrenn.

Commissioners Absent: Jeff Vincent (Leave of Absence).

Staff Present: Secretary Alene Pearson, Katrina Lapira, Fatema Crane, and Justin Horner.

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

3. **PUBLIC COMMENT PERIOD:** None.

4. PLANNING STAFF REPORT:

- December 10 – City Council will consider an Urgency Ordinance for ADUs
- JSISHL- One vacant position

Information Items:

- October 15- Referral: Modifications to Zoning Ordinance to Support Small Businesses
- November 12- SB 2 Planning Grant Authorization
- November 19- Priority Development Area Nomination- North Berkeley Bart Station

Communications:

- November 13 – Planning Staff, BeST Plan
- November 18 – City Clerk, Berkeley Lobbyist Registration Ordinance

Late Communications (Received after the Packet deadline):

- December 1- Clarke, South Berkeley Now TDM Program
- December 3 – Schildt, Proposed TDM Program Questions

Late Communications (Received and distributed at the meeting):

- December 4- Planning Staff, Item 9 Presentation
- December 4, Planning and Consulting Staff- Item 10 Presentation

- December 4- Sheffield Preschool, Letter of support for 2740 and 2744 Telegraph Avenue application
- December 4- 2740 and 2744 Telegraph Avenue Applicant, The Marshall project flier

5. CHAIR REPORT:

- January 15, 2020- PC Chair and Vice Chair- Nominations
- February 5, 2020- PC Chair and Vice Chair- Elections

6. COMMITTEE REPORT:

- Adeline Corridor Specific Plan Subcommittee- At the December 12 meeting, the subcommittee will review and discuss the Draft Plan and the Draft EIR Responses to Public Comments. . The subcommittee will meet in January and February to summarize recommendations.
- Zoning Ordinance Revision Project (ZORP): At the November 19 meeting, the subcommittee reviewed the reformatted manufacturing and commercial district chapters. Specific use regulations will be reviewed at the next meeting.
- Southside EIR Subcommittee: First subcommittee meeting is on December 17.

7. APPROVAL OF MINUTES:

Motion/Second/Carried (Wrenn/Wiblin) to approve the Planning Commission Meeting Minutes from November 6, 2019 with the discussed corrections. Ayes: Beach, Kapla, Krpata, Lacey, Lewis, Martinot, Schildt, Wrenn, and Wiblin. Noes: None. Abstain: None. Absent: None. (9-0-0)

FUTURE AGENDA ITEMS AND OTHER PLANNING-RELATED EVENTS: At the next meeting, December 4, 2019 the following items may be presented.

- Public Hearing on Zoning Ordinance amendments related to SB 234 (Home Daycares)
- Public Hearing on Tentative Tract Map application – 1500 San Pablo Avenue
- Public Hearing on General Plan Re-Designation and Re-zone application - 2740 and 2744 Telegraph Avenue
- Discussion on Zoning Ordinance amendments related to AB 881 (ADUs and JADUs)
- Nomination of Planning Commission Chair and Vice Chair
- NOTE: February 19- Planning Commission meeting canceled (Adeline subcommittee will meet on this date)

AGENDA ITEMS

9. Discussion: **Proposed Transportation Demand Management Program and Reduction of Parking Requirements**

Staff reviewed key findings of the residential parking utilization study, presented options for reducing minimum parking requirements, and presented a proposal for a transportation demand management program. In their discussion of staff's recommendation, the Planning Commission expressed interest in eliminating minimum parking requirements for all types of residential developments. Concerning the setting of parking maximums, the Commission requested staff to present options, with analytical justification, at a future meeting. The Commission also provided feedback on the proposed TDM measures, stating a preference for the provision of transit/ bus passes for residents and monitors that display real time transit departures. The Planning Commission will hold a Public Hearing on February 5, 2020 to hear testimony and consider proposed Zoning Ordinance amendments.

Public Comments: 5

10. Discussion: **2740 and 2744 Telegraph Avenue Proposal for General Plan Re-designation and Zoning Map Amendment**

Berkeley current planning and project consulting staff provided a preview of the proposal to re-designate and re-zone the three parcels addressed 2740 and 2744 Telegraph Avenue- the existing Rose Garden Inn. The project requests a General Plan re-designation of the three parcels from Medium Density Residential to Avenue Commercial and a re-zone from R-2 to C-1.

Public Comments: 1

Motion/Second/Carried (Wrenn/Wiblin) to hold a public hearing on January 15, 2020 to hear testimony and consider the 2740 and 2744 Telegraph Avenue proposal for General Plan re-designation and Zoning Map amendment.

Ayes: Beach, Kapla, Krpata, Lacey, Lewis, Martinot, Schildt, Wiblin, and Wrenn. Noes: None. Abstain: None. Absent: None. (9-0-0-0)

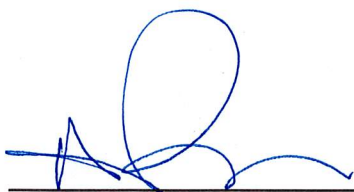
The meeting was adjourned at 9:43pm

Commissioners in attendance: 8

Members in the public in attendance: 9

Public Speakers: 6 speakers

Length of the meeting: 2 hours and 40 minutes



Alene Pearson

Planning Commission Secretary

1/17/20

Date

