



Planning Commission

FINAL MINUTES OF THE REGULAR PLANNING COMMISSION MEETING February 5, 2020

The meeting was called to order at 7:01 p.m

Location: South Berkeley Senior Center, Berkeley, CA

1. ROLL CALL:

Commissioners Present: Benjamin Beach, Robb Kapla, Shane Krpata, Mary Kay Lacey, Christine Schildt, Jeff Vincent, Brad Wiblin, and Rob Wrenn.

Commissioners Absent: Steve Martinot.

Staff Present: Secretary Alene Pearson, Katrina Lapira, and Beth Greene.

2. **ORDER OF AGENDA:** Move Item 9 (2020 Planning Commission Elections) to before Item 3 (Public Comment Period).

9. 2020 Planning Commission Elections

Motion/Second/Carried (Schildt/Lacey) to elect Commissioner Robb Kapla as Chair of the Planning Commission.

Ayes: Beach, Kapla, Krpata, Lacey, Schildt, Vincent, Wiblin, and Wrenn. Noes: None.
Abstain: None. Absent: Martinot. (8-0-0-1)

Motion Second/Failed (Vincent/Krpata) to elect Commissioner Shane Krpata as Vice Chair of the Planning Commission.

Ayes: Kapla, Krpata, Wiblin, and Vincent. Noes: None. Abstain: Beach, Lacey, Schildt, and Wrenn. Absent: Martinot. (4-0-4-1)

Motion (Wrenn/Kapla) to elect Commissioner Mary Kay Lacey as Vice Chair of the Planning Commission.

Ayes: Beach, Kapla, Lacey, Schildt, and Wrenn. Noes: None. Abstain: Krpata, Vincent, and Wiblin. Absent: Martinot. (5-0-3-1)

3. **PUBLIC COMMENT PERIOD:** 1

4. **PLANNING STAFF REPORT:**

- January 21 - City Council adopted Extension of ADU Urgency Ordinance

- January 28 - City Council adopted First Reading of Comprehensive Cannabis Ordinance
- February 4 - City Council held Work Session on the Adeline Corridor Plan
- Planning Commission Meeting on February 19 is canceled

Information Items: *None.*

Communications:

- December 3, 2019 – Sheffield Preschool, 2740-44 Telegraph & 2348 Ward Re-zone
- January 22 – Planning Staff, APA Annual Planning Commissioner Conference
- January 24 – City Manager’s Office, Strategic Plan Information
- January 27 – Southside Neighborhood Consortium, Southside EIR
- January 28 – Yovino-Young, 2740-44 Telegraph & 2348 Ward Re-zone
- January 29 – People’s Park Historic District Advocacy Group, Southside EIR
- January 30 – Bell, Accessory Dwelling Units

Late Communications (Received after the Packet deadline):

- January 31 - Posselt, Southside EIR
- January 31 – Lee, Accessory Dwelling Units
- February 4 – Singh, Southside EIR
- February 4 – March, Southside EIR

Late Communications (Received and distributed at the meeting):

- February 5 – Associated Students University of California, Southside EIR
- February 5 - Griffin, Accessory Dwelling Units
- February 5 – Staff, Item 10 – Housing Capacity Analysis + Proposed Southside Zoning Modifications (Updated February 5, 2020)

5. CHAIR REPORT: None.

6. COMMITTEE REPORT:

- Adeline Corridor Specific Plan Subcommittee: The next subcommittee meeting will be on March 18.
- Zoning Ordinance Revision Project (ZORP): The next subcommittee meeting will be on February 24.
- Joint Subcommittee for the Implementation of State Housing Laws: At the next meeting on February 26, JSISHL will discuss objective design, shadow, and density standards.
- APA Planning Commissioner’s Training: Commissioner Shane Krpata shared some insights about training session.

7. APPROVAL OF MINUTES:

Motion/Second/Carried (Wrenn/Schildt) to approve the Planning Commission Meeting Minutes from January 15, 2020 with the discussed corrections to line 81.

Ayes: Beach, Kapla, Krpata, Lacey, Schildt, Vincent, Wrenn, and Wiblin. Noes: None. Abstain: None. Absent: Martinot. (8-0-0-1)

FUTURE AGENDA ITEMS AND OTHER PLANNING-RELATED EVENTS: At the next meeting, March 4, 2020 the following items may be presented. (There will be no Planning Commission meeting on February 19.)

- Public Hearing on Parking Reform

AGENDA ITEMS

10. Discussion: Public Hearing: Southside EIR Discussion

Staff introduced the Southside Environmental Impact Report (EIR) project, explaining the basis for the project and the role of CEQA analysis as part of the study of potential development standards. Staff shared feedback received from the Southside EIR subcommittee and asked the Commission to provide comment on the proposed Zoning Ordinance and Zoning Map changes. The Commission agreed with Staff’s recommendations and directed Staff to include in their analysis the study of a scenario where 5-story buildings would be permissible in the R-3 zoning district, density bonus heights, and other alternatives.

Public Comments: 13

11. Action: Public Hearing: Amendments to the Berkeley Zoning Map and General Plan for 2740 & 2744 Telegraph Avenue and 2348 Ward Street

Staff provided a reviewed the proposal to redesignate and re-zone portions of parcels addressed 2740 & 2744 Telegraph Avenue and 2348 Ward Street- the existing Rose Garden Inn. The project requests a General Plan redesignation of the three parcels from Low Medium Density Residential to Avenue Commercial and a rezone from Restricted Two-family Residential (R-2) to General Commercial (C-1).

Public Comments: 2

Motion/Second/Carried (Schildt/Wiblin) to close the public hearing.
Ayes: Beach, Kapla, Krpata, Lacey, Schildt, Vincent, Wiblin, and Wrenn. Noes: None. Abstain: None. Absent: Martinot. (8-0-0-1)

Motion/Second/Carried (Vincent/Schildt) to make a recommendation to the City Council that portions of the parcels located at 2740 Telegraph Avenue (Assessor’s Parcel Number [APN] 054-1716-002-00), 2744 Telegraph Avenue (APN 054-1716-003-00) and 2348 Ward Street

(APN 054-1716-031-00) be re-designated from Low Medium Density Residential to Avenue Commercial and be rezoned from Restricted Two-Family Residential District (R-2) to General Commercial District (C-1).

Ayes: Beach, Kapla, Krpata, Lacey, Schildt, Vincent, Wiblin, and Wrenn. Noes: None.

Abstain: None. Absent: Martinot. (8-0-0-1)

12. Discussion: ADU Discussion

Staff presented information on the existing interim ADU ordinance, noting areas in State law where modifications could be adopted in a local ordinance. The Commission directed staff to assess common issues experienced by the public as a result of the new State law and explore ADU development incentives related to accessibility and affordability.

Public Comments: 8

The meeting was adjourned at 11:12pm

Commissioners in attendance: 8

Members in the public in attendance: 33

Public Speakers: 23 speakers

Length of the meeting: 4 hours and 11 minutes



Alene Pearson
Planning Commission Secretary