



Planning Commission

1                   **FINAL MINUTES OF THE REGULAR PLANNING COMMISSION MEETING**

2   **April 18, 2018**

3    The meeting was called to order at 7:05 p.m.

4    **Location:** North Berkeley Senior Center, Berkeley, CA

5    **Commissioners Present:** Steve Martinot, Benjamin Beach, Robb William Kapla, Christine  
6    Schildt, Jeff Vincent, Ryan Lau (Rob Wrenn's substitute), Prakash Pinto, Benjamin Fong, Mary  
7    Kay Lacey.

8    **Commissioners Absent:** Rob Wrenn (excused).

9    **Staff Present:** Alex Amoroso, Alene Pearson, Sydney Stephenson, and Alisa Shen.

10   **ORDER OF AGENDA:** No changes.

11   **CONSENT CALENDAR:** None.

12   **PUBLIC COMMENT PERIOD:** 3 speakers, including a member from Ohlone tribe regarding the  
13   1900 4th Street development proposal.

14   **PLANNING STAFF REPORT:** The next meeting is on May 16<sup>th</sup>. Staff gave a brief introduction  
15   to the Council Joint Subcommittee on the Implementation of State Housing Laws that met last  
16   night (April 17<sup>th</sup>).

17   **COMMUNICATIONS IN PACKET:**

- 18       • 2018-04-18 C. Susanna - Commentary on Parcels at 1050 Parker St. and 2621 Tenth St.  
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20   **LATE COMMUNICATIONS** (Received after the Packet deadline): None.

21   **LATE COMMUNICATIONS** (Received and distributed at the meeting):

- 22       • 2018-04-18 Elizabeth Shaughnessy, Berkeley Class School rezone  
23       • 2018-04-18 Jana Olson, Proposed rezoning of 1050 Parker Street from MULI to CW

24   **CHAIR REPORT:** The Chair encouraged the public to look at the Joint Subcommittee agenda  
25   packet for more information on the new State Housing laws.

26   **COMMITTEE REPORT:** No report.

27 **7. APPROVAL OF MINUTES:**

28 Motion/Second/Carried (CS/RK) to approve the Planning Commission Meeting Minutes from  
29 March 21, 2018. Ayes: Lacey, Beach, Martinot, Schildt, Kapla, Vincent, Lau, Pinto, Fong.  
30 Noes: None. Abstain: None. Absent: None. (9-0-0-0)

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32 **8. FUTURE AGENDA ITEMS AND OTHER PLANNING-RELATED EVENTS:** Staff reported  
33 on a possibility of a public hearing on urban agriculture referrals and cannabis nurseries at the  
34 next Planning Commission (PC) meeting.

35 **AGENDA ITEMS**

36 **9. Action: Public Hearing: 1050 Parker Street Parcels Rezone and General**  
37 **Plan Amendment**

38 This item was previously presented at the February 21, 2018 PC meeting and was re-noticed  
39 because the referral required additional action: 1) re-designation and rezone of parcels from  
40 MULI to C-W; and 2) text amendment to the C-W to allow a maximum height of 50' for the  
41 three parcels. Staff reported that there is a letter attached from Kaiser regarding their interest  
42 in the site.

43 Public Comments: 5 speakers.

44 The Commission discussed this item and made the following motions:

45 Motion/Second/Carried (RK/CS) to close the public hearing. Ayes: Lacey, Beach, Martinot,  
46 Schildt, Kapla, Vincent, Lau, Pinto, Fong. Noes: None. Abstain: None. Absent: None. (9-0-0-  
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49 Motion/Second/Carried (PP/RK) to recommend the following considerations to the Council:

- 50 1) The Commission does not have sufficient and current environmental review (CEQA)  
51 information for the revise 1050 Parker project to make/recommend the CEQA related  
52 findings for the rezone/re-designation actions.
- 53 2) The PC is aware of changes to the project and the need for additional use permits (modified  
54 uses allowed for the project and new Pardee Street parking), along with the requisite CEQA  
55 analysis.
- 56 3) The use of the rezoned/re-designated parcels should be limited to Medical Office and Use  
57 – this could be added to the text amendment language, though concern is expressed about  
58 “spot zoning.”
- 59 4) Relocation of the displaced (from the Pardee Street parcels) auto repair and other  
60 industrial/repair type businesses should be part of the project approval. Relocation  
61 assistance could only result from Zoning Adjustment Board recommendation. This should  
62 be done at the expense of the developer of the 1050 Parker Street project (Wareham).
- 63 5) Any rezone/re-designation policy analysis should include a listing of all related policies and  
64 goals from the West Berkeley Plan. The current analysis is limited.
- 65 6) Creative parking solutions, such as free patient and/or staff parking, committed on the street  
66 spots, modified parking ratios should be considered for the project. The purpose of this  
67 recommendation is to reduce parking and traffic impacts to the surrounding neighborhood.

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Ayes: Lacey, Beach, Schildt, Kapla, Vincent, Lau, Pinto, Fong. Noes: None. Abstain: Martinot. Absent: None. (8-0-1-0)
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**10. Discussion: Adeline Corridor Project Update**

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Staff presented an update on the Adeline Corridor Project, including the background of the project, work completed to-date, and the next steps and future community engagement.

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Public Comments: 4 speakers.

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The Commission asked staff questions about the project's process and status. The PC asked how the input from the small group meetings (of African Americans and underrepresented groups) are going to be funneled down and prioritized. It is important to let the community know how the City is prioritizing the trade-offs. The Commission also cautioned about narrowing the scope, and instead allowing the community members to make the choices to limit and to understand the trade-offs. The PC also requested that the outcome of the small group meetings be presented at the next update for this project. Community members of Latino and Asian ethnicities should be involved in the community outreach as well.

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**The meeting was adjourned at 9:54 pm**

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**Commissioners in attendance: 9 of 9**

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**Members in the public in attendance: 16**

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**Public Speakers: 12 speakers**

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**Length of the meeting: 2 hour and 49 minutes**