



Planning Commission

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

2 **February 6, 2019**

3 The meeting was called to order at 7:07 p.m.

4 **Location:** 1947 Center Street, Lower-level Multipurpose Room, Berkeley, CA

5 **1. ROLL CALL:**

6 **Commissioners Present:** Benjamin Beach, Benjamin Fong, Robb William Kapla, Mary Kay
7 Lacey, Steve Martinot, Christine Schildt, Brad Wiblin , Rob Wrenn, Jeff Vincent.

8 **Staff Present:** Secretary Alene Pearson and Nilu Karimzadegan

9 **2. ORDER OF AGENDA:** No Change.

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11 **3. PUBLIC COMMENTS:** 0 speakers.

12 **4. PLANNING STAFF REPORT:**

13 Staff provided updates on the following items:

- 14 • Guidance and deadlines for Communications to be included in the Agenda packet and/or
15 distributed at meetings are listed on the Agenda.
- 16 • Zoning Ordinance amendments that support small businesses will come to effect on
17 February 27, 2019.
- 18 • Density Bonus Ordinance was continued to the February 19, 2019 City Council meeting.
19 Staff will provide the final City Council report in the next Planning Commission Agenda
20 packet.

21 **Information Items:**

- 22 • Report to City Council (January 29, 2019) Planning Commission Workplan 2018-2019

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24 **Communication:**

- 25 • Email from Liam Will Re: Student Housing
- 26 • Email from Pablo Chong Herrera Re: Student Housing
- 27 • Email from Alexander Wilfert Re: Student Housing
- 28 • Email from Alene Pearson Re: Materials Requested at January 16, 2019 Planning
29 Commission

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31 **Late Communications** (Received after the Packet deadline):

- 32 • Email from Andrew Fox, Re: Please reduce parking requirements
- 33 • Email from Ariella Granett, Re: REDUCE PARKING REQUIREMENTS IN ALL R-
- 34 DISTRICTS and near TRANSIT
- 35 • Email from Betsy Thagard, Re: PLEASE Reduce/Eliminate Parking Requirements in all R
- 36 Districts
- 37 • Email from Chris Schildt, Re: New research on upzoning and housing supply, prices
- 38 • Article “Does Upzoning Boost the Housing Supply and Lower Prices? Maybe Not.” by
- 39 Richard Florida.
- 40 • Article “Upzoning Chicago: Impacts of a Zoning Reform on Property Values and Housing
- 41 Construction”.
- 42 • Email from Jonathan Corn, Re: Eliminate parking mandate
- 43 • Email from Matthew Lewis, Re: REDUCE PARKING REQUIREMENTS IN ALL R-
- 44 DISTRICTS and near TRANSIT
- 45 • Email from Nat Kane, Re: REDUCE PARKING REQUIREMNETS IN ALL R-DISTRICTS
- 46 and near TRANSIT
- 47 • Email from Elizabeth Thagard, Andrew Forkas, Mayi Cleabe (illegible), Jen Lan, Mark
- 48 Trones, Topher Brennan, Griffin Burgess, Sofia Zander, Re: REDUCE PARKING
- 49 REQUIREMNETS IN ALL R-DISTRICTS and near TRANSIT
- 50 • Email from Rob Wrenn, Re: Item 10, Green Affordable Housing Referral
- 51 • Email from Sarah Abdeslahian, Re: In Support of Eliminating the City’s Parking
- 52 Mandates
- 53 • Email from Teresa Clark, Re: REDUCE PARKING REQUIREMNETS IN ALL R-
- 54 DISTRICTS and near TRANSIT
- 55 • Email from Zack Carter, Re: In Support of Eliminating the City’s Parking Mandates.
- 56 • Email from Jane Scantlebury, member of South Berkeley Now, Re: REDUCE PARKING
- 57 REQUIREMNETS IN ALL R-DISTRICTS and near TRANSIT
- 58 • Email from Nuha Khalfy, Re: In Support of Eliminating the City’s Parking Mandates
- 59 • Email from ASUC, Re: In Support of Green Affordable Housing Package Referral
- 60 • Letter Re: SB 1227
- 61 • Letter from East Bay for Everyone
- 62 • Email from Cate Leger, Re: Berkeley Energy Commission Fossil Free Berkeley Report
- 63 • Email from Kyndall Dowell, Re: In Support of Eliminating the City’s Parking Mandates
- 64 • Email from Laura Stevens, Re: REDUCE PARKING REQUIREMNETS IN ALL R-
- 65 DISTRICTS and near TRANSIT
- 66 • Email from Johnny Nguyen, Re: In Support of Eliminating the City’s Parking Mandates
- 67 • Email from Joshua Holman, Re: In Support of Eliminating the City’s Parking Mandates
- 68 • Email from Phyllis Orrick, Re: Please act to reduce or eliminate parking requirements
- 69 • Email from Kylie Murdock, Re: In Support of Eliminating the City’s Parking Mandates
- 70 • Email from Ariana De La Fuente, Re: In Support of Eliminating the City’s Parking
- 71 Mandates
- 72 • Email from Erick Ponce-Furlos, Re: Eliminating Parking Requirements

73 **Late Communications** (Received and distributed at the meeting):

- 74 • Legal Planet article: "Yellow Light for YIMBYS: Upzoning can Increase Housing Prices".
- 75 • Email from Peter Waller, Re: Green Housing Measure, Parking Reductions

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77 **5. CHAIR REPORT.** No Report.

78 **6. COMMITTEE REPORT:** None.

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80 **7. APPROVAL OF MINUTES:**

81 Motion/Second/Carried (Vincent / Kapla) to approve the Draft Planning Commission Meeting
 82 Minutes from January 16, 2019 with two minor edits to Item 10 and one spelling error. Ayes:
 83 Benjamin Beach, Benjamin Fong, Robb William Kapla, Mary Kay Lacey, Steve Martinot,
 84 Christine Schildt, Rob Wrenn , Jeff Vincent. Noes: None. Abstain: Brad Wiblin. Absent: None.
 85 (8-0-1-0)

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87 **FUTURE AGENDA ITEMS AND OTHER PLANNING-RELATED EVENTS:**

- 88 • Presentation to PC in March from UC Berkeley graduate student on case studies for local
 89 community preference housing programs.
- 90 • Presentation to PC in March on a City of Berkeley fee feasibility study, as it relates to
 91 Adeline Corridor
- 92 • Presentation in April/May on City of Berkeley's equity work and trainings.

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AGENDA ITEMS

97 **9. Action: Chair and Vice Chair Elections**

98 Motion/Second/Carried (Schildt/Wrenn) to elect Christine Schildt for Chair and to nominate
 99 Robb William Kapla as Vice Chair. Ayes: Benjamin Beach, Benjamin Fong, Robb William
 100 Kapla, Mary Kay Lacey, Steve Martinot, Christine Schildt, Brad Wiblin, Rob Wrenn , Jeff
 101 Vincent. Noes: None. Abstain Absent: None. (9-0-0-0)

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103 **10. Discussion: Green Affordable Housing Package Referral**

104 Staff presented the Green Affordable Housing Package Referral policies to the Planning
 105 Commission with a focus on Policy 1 -- exchanging required off-street parking for new
 106 development with affordable units and/or funding for affordable housing. The Commission
 107 discussed five Referral actions under Policy 1 and asked staff to return with 1) a summary of the
 108 City's current parking requirements, 2) an analysis of best practices from other cities, 3)
 109 research on parking maximums, distances surrounding Berkeley's major transportation hubs
 110 and Transportation Demand Management (TDM) measures, and 4) suggested phasing that
 111 includes research, community outreach, analysis and recommendations.

112 **Public Comments:** 19 speakers.

113 **11. Action: Local Hazard Mitigation Plan (LHMP) Feedback**

114 The Commission discussed Chair Schildt's comments on the 2019 Local Hazard Mitigation Plan
115 draft.

116 Motion/Second/Carried (Schildt / Kapla) to approve LHMP feedback that will be shared with
117 Berkeley's Office of Emergency Services. Ayes: Benjamin Beach, Benjamin Fong, Robb
118 William Kapla, Mary Kay Lacey, Steve Martinot, Christine Schildt, Brad Wiblin, Rob Wrenn ,
119 Jeff Vincent. Noes: None. Abstain Absent: None. (9-0-0-0)

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121 **Public Comments:** 0 speakers

122 **12. Action: Student Housing Letter from Planning Commission**

123 The Commission reviewed and made editorial changes to the Letter from the Planning
124 Commission to the UC regarding Student Housing. The Chair will decide the method of sharing
125 Planning Commission's communication.

126 Motion/Second/Carried (Wrenn/Vincent) to incorporate edits discussed and finalize
127 communication from the Planning Commission regarding Student housing. Ayes: Benjamin
128 Beach, Benjamin Fong, Robb William Kapla, Mary Kay Lacey, Steve Martinot, Christine
129 Schildt, Brad Wiblin, Rob Wrenn , Jeff Vincent. Noes: None. Abstain Absent: None. (9-0-0-0)

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131 **Public Comments:** 0 Comments

132 **The meeting was adjourned at 10:10 pm**
133 **Commissioners in attendance: 9 of 9**
134 **Members in the public in attendance: 25**
135 **Public Speakers: 19 speakers**
136 **Length of the meeting: 3 hours and 3 minutes**

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138 **APPROVED:**

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3/14/19

141 **Alene Pearson**
142 **Secretary of the Planning Commission**