
From: C schwartz <cschwartz29@yahoo.com>
Sent: Wednesday, February 07, 2018 4:41 PM
To: Amoroso, Alexander
Subject: We SUPPORT more Student Housing Now

Dear Chair Poschman and Planning Commissioners,

We are writing in support of more Student Housing now because, quite frankly, the University does not have enough housing for students, etc. and it is very difficult to afford to live here for everyone. We are tired of seeing students and others couchsurfing, crammed into Market rate housing, or even worse, be destined to be in the cold, dangerous, violent, unhealthy, lonely, and unforgiving streets where death can easily be met. No one should have to become homeless.

I am a Cal Grad, longtime housing advocate, long time resident (27 years). I realize that no one is in charge of our own destinies and of solving our housing crisis. The problem is humongous. There is no way around it. We need more housing. It is for these reasons that we strongly **SUPPORT MORE HOUSING NOW RESOLUTION**, and we ask for your support! This will help the housing situation for everyone.

We are unfortunately unable to attend tonight's meeting. Thank you in advance for your consideration and all of your hard work. We appreciate it.

Respectfully,

Christine Schwartz
& Conservator for Francine Schwartz

From: Igor Tregub <itregub@gmail.com>
Sent: Wednesday, February 07, 2018 3:22 PM
To: Amoroso, Alexander
Subject: More Student Housing Now Actions - SUPPORT

Dear Chair Poschman and Planning Commissioners,

As a Cal alum (class of 2008) and longtime housing advocate, I strongly support your consideration tonight of actions that are consistent with the More Housing Now Resolution that was passed unanimously by the Berkeley City Council. The resolution articulates how primarily student housing can be obtained through the easing of certain zoning restrictions in the Cal campus area. Though it will take some creative solutions to do so, the good news is that a number of them have already been under consideration for a while, by your commission as well as others. I will unfortunately be unable to attend tonight, but would like to thank you for your consideration of my request and for the many hours that you spend engaged in the noble trade of public service.

Respectfully,

Igor Tregub

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Sent from Gmail Mobile

Existing and Proposed Cannabis Regulations: Zoning Regulations

Topic	Subtopic	Existing Regs (Ord)	Proposed Regs (Ord)
Retail: Medicinal Use	Location	In any C-prefixed district (ZO 23E.16.070.A.1)	Same (ZO 23C.25.010.F)
	Quota limit	6 (ZO 23E.16.070.A.1)	Same (ZO 23C.25.010.F)
	Level of Discretion	Zoning Certificate (ZC) with selection process	Same (Use tables)
	Buffer	600' away from other cannabis retailers and schools with K-12 students (ZO 23E.16.070.A.2)	Same (ZO 23C.25.010.B)
	Selection process	Merit-Based (MBAP)	Yes, but no decision on type
	Change in location - relocation	Cannabis Commission review.	No recommendation yet
	Change in location - expansion	AUP if legal, non-conforming dispensary; otherwise assumed same as non-cannabis businesses	No recommendation yet
	Changes in ownership	No regulations	No recommendation yet
Retail: Adult Use (No current regs. Proposed regs same as medicinal, except as shown)	Location	N/A	All C-prefixed districts (ZO 23C.25.010.G)
	Level of Discretion	N/A	Zoning Certificate with selection process (Use tables)
	Selection process	N/A	Yes, but no decision on type
	Quota limit	N/A	Limit of 12, (ZO 23C.25.010.G)
Retail: Delivery-only ("Existing regs" are those proposed by Cann Comm and Planning Comm)	Location	All C-prefixed districts except C-N (recommended by Planning Comm)	All C-prefixed districts and in M-prefixed districts as an ancillary use to another cannabis business (recommended by staff) (ZO 23C.25.010.H.2)
	Level of Discretion	AUP and UP considered by PC; no recommendation made to Council	Zoning Certificate with selection process (Use tables)
	Selection process	N/A	Yes, but no decision on type
	Quota limit	None (recommended by Cannabis Comm)	10 (recommended by staff) (ZO 23C.25.010.H.1)
	Buffer	Same as medicinal retail (ZO 23E.16.070.A.2)	Same (ZO 23C.25.010.B)

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Existing and Proposed Cannabis Regulations: Zoning Regulations

Topic	Subtopic	Existing regs (ord)	Proposed regs (ord)
Cultivation	Location	M District only (ZO 23E.72.040.A)	Same (ZO 23C.25.020.A)
	Level of Discretion	Zoning Certificate with selection process (cultivation sites over 10,000 sf); Zoning Certificate alone (cultivation sites smaller than 10,000 sf)	Same (Use tables)
	Size	Maximum 22,000 sf (area of cultivation and associated uses) (ZO 23E.72.040.A.3)	Same maximum size, but measured by canopy area (ZO 23C.25.020.A.3)
	Quota limit	180,000 sf cap on all commercial cultivation in city. (No decision on numeric quota for businesses) (ZO 23E.72.040.A.4)	180,000 sf cap still applies. Numeric limit of 6 for businesses between 10,001 sf and 22,000 sf. No numeric limit for businesses under 10,000 sf, but 180,000 cap applies (ZO 23C.25.020.A.4, 5 and 6)
	Buffer	600' away from schools with K-12 students (ZO 23E.72.040.B)	300' away from schools with K-12 students (ZO 23C.25.020.C)
	Selection process	Yes, but no decision on type	Same
	Change in location - relocation	N/A	No recommendation yet
	Change in location - expansion	N/A	No recommendation yet
	Changes in ownership	N/A	No recommendation yet

Existing and Proposed Cannabis Regulations: Zoning Regulations

Topic	Subtopic	Existing regs (ord)	Proposed regs (ord)
Manufacturing	Location	Same as non-cannabis Light Manufacturing (ZO 23E.16.070.C)	Same (ZO 23C.25.030)
	Level of Discretion	Same as Light Manufacturing (ZO 23E.16.070.C)	Same (Use table)
	Quota limit	None required (not mentioned)	Same (not mentioned)
	Buffer	None required (not mentioned)	300' away from schools with K-12 students (ZO 23C.25.020.B)
	On-site consumption	Not mentioned	Remove BMC 12.25.050.G.4 (BMC 12.21.040.I and 12.22.040.G)
	Selection process	None (not mentioned)	Same (not mentioned)
	Change in location - relocation	Same as non-cannabis Light Manufacturing	Same (not mentioned)
	Change in location - expansion	Same as non-cannabis Light Manufacturing	Same (not mentioned)
Testing (same as Manufacturing, except as shown)	Changes in ownership	Same as non-cannabis Light Manufacturing	Same (not mentioned)
	Location, level of discretion, changing location, expansion	Same as non-cannabis testing (ZO 23E.16.070.C)	Same (ZO 23C.25.030)
	Location, level of discretion, changing location, expansion	Same as non-cannabis R&D (ZO 23E.16.070.C)	Same (State license type = Manufacturing) (ZO 23C.25.030)
Distributor (same as Manufacturing, except as shown)	Location, level of discretion, changing location expansion	N/A	Same as non-cannabis Wholesale Use (ZO 23C.25.030)
Microbusiness	Not called out in ordinance as a separate use. Businesses applying for a State microbusiness permit must obtain the specific permits required for the individual uses at the site. Any use that is included at a microbusiness site must meet the same requirements (location, level of discretion, buffer, quota, selection, security, etc) as if the use was a sole operator. (BMC 12.21.020 (definition))		

Existing and Proposed Cannabis Regulations: Zoning Regulations

Topic	Subtopic	Existing regs (ord)	Proposed regs (ord)
Other			
	Use tables	N/A	Cannabis uses shown in use tables (Non-Residential District Uses Tables in the ZO)

3 Referrals: San Pablo Avenue Plan

67. **Contract: Design and Construct Recreational Facilities at the Harrison Street Site**
From: City Manager
Recommendation: Adopt a Resolution to: 1) authorize the City Manager to execute a contract and any amendments in an amount not to exceed \$1,270,000 with the Association for Sport Field Users (ASFU), a non-profit organization, to design and construct recreational facilities on the 6.4 acre site located at 5th and Harrison Streets; and 2) waive all plan check and permit fees in an amount not to exceed \$45,000.
Action: Moved, seconded, carried (Spring/Armstrong; Abstain – Woolley, Worthington) to adopt Resolution No. 60,446-N.S. Councilmember Spring requested that staff not preclude a future option for baseball fields with the design of the creek.
68. **Housing Trust Fund Sources**
From: Councilmembers Maio and Breland
Recommendation: Direct the City Manager to develop proposals for the Council's consideration for a permanent funding source for the Housing Trust Fund, including looking at increasing fees on those rental property businesses that have experienced substantial increases in income due to vacancy de-control.
Action: Moved, seconded, carried (Maio/Breland; Noes – Armstrong, Olds, Woolley, Dean) to approve the recommendation to direct staff to explore and report back on funding proposals which could include a tax measure or increased fees and to be considerate of lower income tenants and landlords.
69. **San Pablo Avenue Planning Process**
From: Councilmembers Breland and Maio
Recommendation: Direct the City Manager to initiate a more detailed planning process for San Pablo Avenue than exists in the West Berkeley Plan and use the University Avenue Strategic Plan as the basis for the San Pablo plan
Action: Moved, seconded, carried (Spring/Maio; Abstain – Olds) to approve recommendation.
70. **Santa Fe Right-of-Way Planning Process**
From: Councilmembers Maio and Breland
Recommendation: Direct the City Manager to initiate a planning process for the Santa Fe Right-of-Way for the express purpose of utilizing the land for biking or walking paths; open space; workforce housing; and community gardens.
Action: Moved, seconded, carried (Maio/Armstrong; Abstain - Olds) to approve recommendation and to refer to the budget process the engineering costs.
71. **Contracts: University of California**
From: Peace and Justice Commission
Recommendation: Adopt a Resolution 1) providing that all proposals to contract with entities engaged in work for nuclear weapons, including any contracts between the University of California Berkeley and the City which involve the provision of revenue to the City, and the exchange of services without monetary compensation, except for the nine contracts specifically enumerated in Resolution No. 59,763-N.S., be subject to review by the Peace and Justice Commission, or other appropriate commissions, prior to being noticed on any Council agenda; and rescinding Resolution No. 59,779-N.S.; and 2)

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Action Calendar – Budget

b. Restaurants and Food Service Quota

From: Councilmembers Worthington and Olds

Recommendation: Refer to the City Manager and Planning Commission the request from Northside Commercial District businesses, students and neighbors to establish restaurants and food service quota system similar to existing ones on Solano, College, and Telegraph Avenues.

Financial Implications: None.

Contact: Kriss Worthington, Councilmember District 7, 981-7170 and Betty Olds, Councilmember District 6, 981-7160

c. Specific Zoning for San Pablo Avenue

From: Councilmembers Maio and Moore

Recommendation: Request the City Manager to add specific zoning for San Pablo Avenue to the work plan projects for the Planning Department.

Financial Implications: Staff time.

Contact: Linda Maio, Councilmember District 1, 981-7110 and Darryl Moore, Councilmember District 2, 981-7120

Action: Moved and seconded (Spring) to recommend amending the West Berkeley Plan incrementally by studying rezoning Ashby and Gilman corridors between the freeway and San Pablo Avenue (Carried; Noes – Maio, Anderson, Spring, Worthington).

Moved, seconded, carried (Capitelli/Anderson) a main motion to approve the City Manager's recommendations for the Planning Department Work Plan as outlined in the slide presentation and amended to include South Berkeley Planning Process.

Moved, seconded, carried (Olds/Wozniak; Noes – Worthington) a motion to approve the City Manager's recommendation for the Office of Economic Development Workplan as outlined in the slide presentation.

Moved, seconded, carried (Wozniak/Olds) a motion to approve the City Manager's recommendation for the Office of Transportation Workplan as outlined in the slide presentation.

Moved, seconded, carried (Wozniak/Maio) a motion to approve the City Manager's recommendation for Housing Department Workplan projects as outlined in the slide presentation.

Moved, seconded, carried (Wozniak/Maio) a motion to approve the City Manager's recommendation on Workplan priorities for all other departments as presented and included in Attachment A.

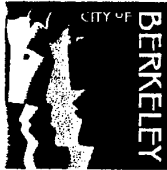
Recommendations to be brought back to Council as part of the Proposed Budget on May 10, 2005.

16. City Commissions - Reducing Staff Support and Frequency of Meetings as a Cost Reduction Measure

a. From: City Manager

Recommendation:

1. Adopt a Resolution authorizing the City Manager to implement the following changes to City Commissions in order to reduce staff costs:



CITY COUNCIL

CONSENT CALENDAR
July 14, 2015

TO: Honorable Mayor and Members of the City Council

FROM: Councilmembers Linda Maio and Darryl Moore

SUBJECT: Referral to Planning Commission: Guiding Development on San Pablo Avenue

RECOMMENDATION

Refer to the Planning Commission the development of a Plan to guide development on San Pablo Avenue.

BACKGROUND

There has been a spate of development on San Pablo Avenue recently and we can expect more development to occur. Neighbors are concerned that major corridors in the City have been the subject of a Plan to guide development, yet this major Avenue still lacks such a plan. This item initiates a planning process for San Pablo Avenue, including a major outreach component to the community.

FINANCIAL IMPLICATIONS

Staff time.

CONTACT

Councilmember Linda Maio, District 1, 510-981-7110
Councilmember Darryl Moore, District 2, 510-981-7120

RESOLUTION NO. 68,304-N.S.

MORE STUDENT HOUSING NOW RESOLUTION

WHEREAS, the student housing shortage is the foremost city issue mentioned by Berkeley students; and

WHEREAS, increased density close to campus reduces air pollution and traffic congestion, and encourages pedestrian, transit and bicycle travel; and

WHEREAS, on March 10, 2016, the Berkeley City Council voted unanimously to send a thank you letter to President Napolitano, which committed the city to addressing zoning barriers and obstacles preventing creating student housing; and

WHEREAS, the scarcity of available, accessible, and affordable student housing impacts individuals and families across demographics throughout the City and the lack of production near the UC campus pushes students deeper into the City's scarce and competitive housing market, forcing them to compete with and increasing pressure on the City's lower and middle-income family and aging populations; and

WHEREAS, most market rate units that are built close to campus are lived in by students. Even though market rate units are not defined as student housing, they provide much needed units primarily for middle class students. These units also contribute to creating affordable units because the inclusionary Ordinance is a major source of affordable housing in Berkeley. It requires 20% of a market rate project to be affordable, or the owner can pay an in-lieu fee of \$37,000 per unit; and

WHEREAS, Public Private Partnerships (PPP's) are a primary alternative to get funding for student housing on university property. The City of Berkeley continue to encourage PPP's provided they include student costs comparable to residence hall rate, labor standards and retaining or expanding UC sustainability standards to ensure greener buildings. Using University land in PPP has been done with success, including the 775-unit Bancroft project currently under construction.

NOW THEREFORE, BE IT RESOLVED that the City reaffirm our support for the thank you letter on March 10, 2016 to President Napolitano.

BE IT FURTHER RESOLVED that the City Council and the Planning Commission prioritize previous referrals from the City Council including the following:

- Facilitate primarily Student Housing by a Twenty Feet Height Increase and Adjust floor Area Ratio in the R-SMU, R-S and R-3 areas only from Dwight to Bancroft & from College to Fulton (Date: 10/31/2017)
- Create a Pilot Density Bonus Program for the Telegraph Avenue Commercial District (Date: 05/30/2017)
- Create a use permit process to allow non-commercial use on the Ground Floor in C-T Telegraph Commercial District excluding Telegraph Ave

(Date: 07/11/2017. This item is based on an original item submitted by Susan Wengraf on 01/20/2015)

- Develop an Ordinance Requiring New Residential Buildings to include essential wheelchair-accessible modifications, such as Auto-door Openers & Roll-in Shower (Date: 09/15/2015 & 07/11/2017)

BE IT FURTHER RESOLVED that the City and the Planning Commission will consider:

- Allowing conversion of vacant Telegraph area commercial space to housing only from Dwight to Bancroft & from College to Fulton (excluding Telegraph Avenue itself)
- Expanding the Car-Free Housing Overlay area between College and Fulton (including R-S & R-3 parcels between Fulton and Shattuck), Bancroft and Dwight.
- Allowing at least two high-rises for student housing in Southside campus area
- Investigate sites to build micro-units, which may create housing cheaper and faster
- Permitting and encouraging the construction of modular units

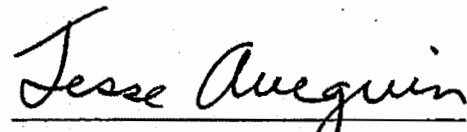
BE IT FURTHER RESOLVED that the City strongly support UC President Napolitano and Chancellor Carol Christ in their pursuit of implementation of a comprehensive plan addressing the housing needs of students across all income levels with a specific focus on extremely low income, immigrant, and disabled students. Furthermore, the City encourages a University Short Term Implementation Plan for the approximately 1,500 remaining units already approved in the current LRDP. The City of Berkeley encourages the University to seriously consider potential short term consensus sites including Fulton & Bancroft; University & Oxford, formerly designated for a hotel; Channing Ellsworth tennis courts, and Unit 3 densification if done as modular units built elsewhere during the school year and placed on site during summer. The City supports University high rise development up to 12 stories at three out of four of these sites.

The foregoing Resolution was adopted by the Berkeley City Council on January 23, 2018 by the following vote:

Ayes: Davila, Droste, Hahn, Harrison, Maio, Wengraf, Worthington and Arreguin.

Noes: None.

Absent: Bartlett.

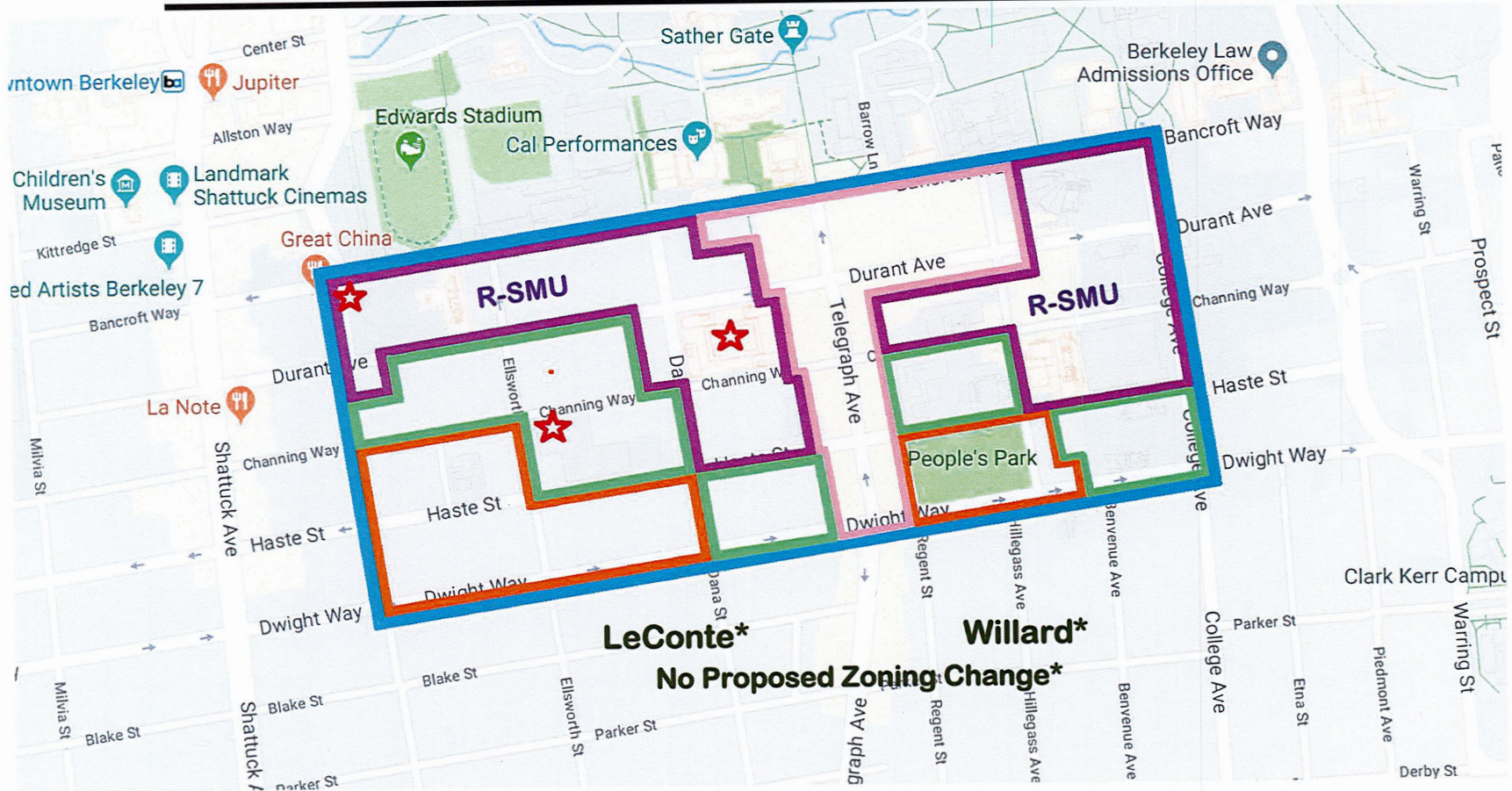


Jesse Arreguin, Mayor

Attest: 

Mark Numainville, City Clerk

More Student Housing Now!



Pilot City Density Bonus

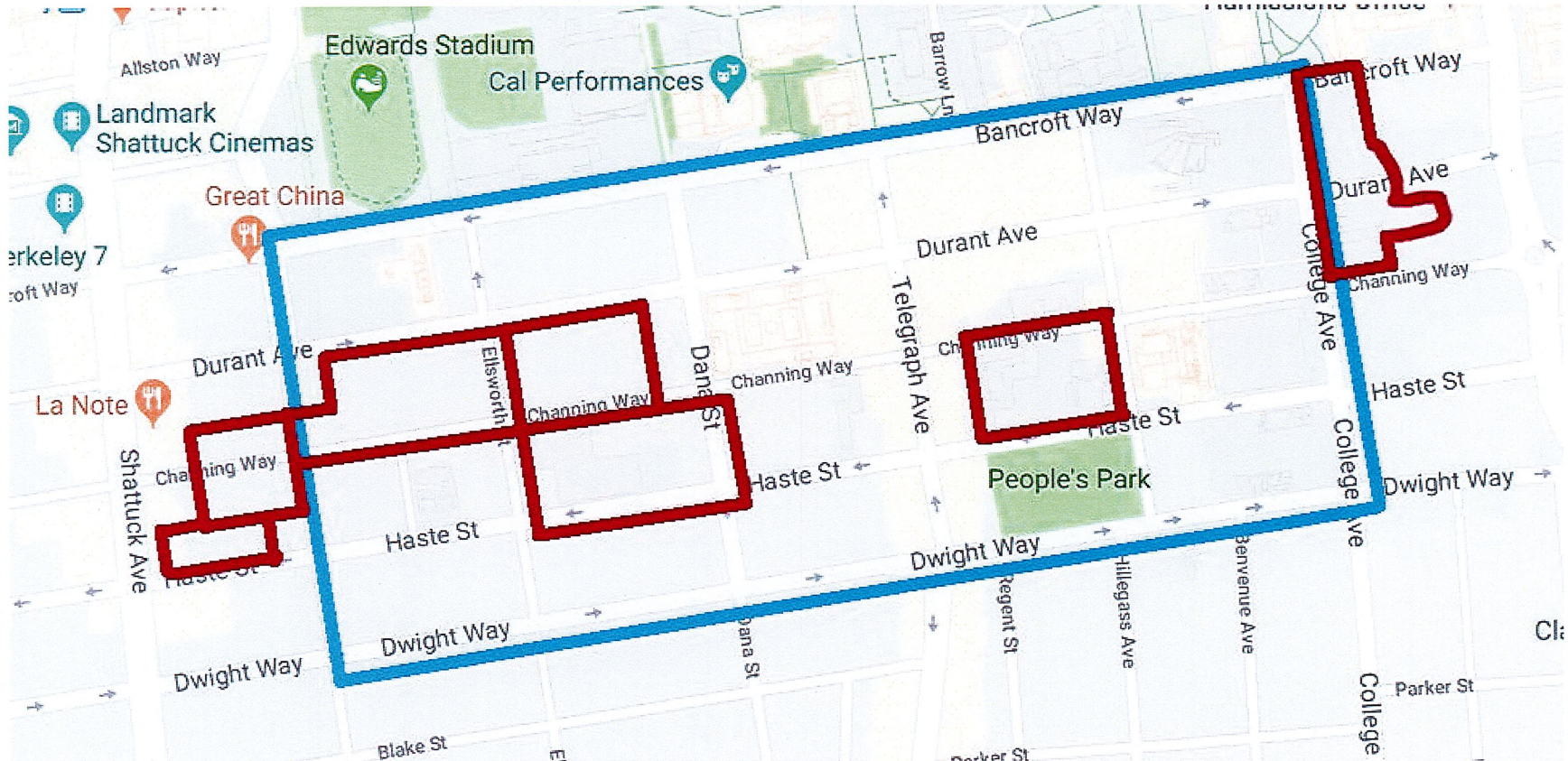
20ft. Height Increase

Ground Floor Residential

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★ 4 Potential UC Student housing Sites
+ University & Oxford

Car – Free Overlay



Car Free Housing Allowed Now

Proposed Expansion