



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

2 **March 2, 2022**

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

4 **Location:** Virtual meeting via Zoom

5 **1. ROLL CALL:**

6 **Commissioners Present:** Savlan Hauser, Robb Kapla, Elisa Mikiten, Chip Moore, Christina
7 Oatfield, Alfred Twu, Jeff Vincent, and Brad Wiblin.

8 **Commissioner with Leave of Absence:** Barnali Ghosh.

9 **Staff Present:** Secretary Alene Pearson, Clerk Zoe Covello, Alisa Shen, Justin Horner, and
10 Margot Ernst.

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

12 **3. PUBLIC COMMENT PERIOD:** 0

13 **4. PLANNING STAFF REPORT:**

- 14
- 15 • April 20 – Staff requests Commissioners hold April 20 for a Special Meeting to discuss
16 preliminary capacity analysis and potential programs and policies to be included in the
17 Public Draft of the Housing Element.

18 **Information Items:**

- 19 • February 16 – Planning Commission Zoning Ordinance Revision Project (ZORP)
20 Subcommittee Agenda Packet

21

22 **Communications:**

- 23 • General.

24 **Late Communications:** *See agenda for links.*

- 25 • Supplemental Packet One
- 26 • Supplemental Packet Two
- 27 • Supplemental Packet Three

28 **5. CHAIR REPORT:**

- 29 • Chair Mikiten thanked members of the public for attending and participating in this
30 evening’s Commission meeting.

31
32 **6. COMMITTEE REPORT:** Reports by Commission committees or liaisons. In addition to the
33 items below, additional matters may be reported at the meeting.

- 34
35 • ZORP Subcommittee 2/16 Meeting – Commissioner Vincent provided an overview of the
36 meeting, which focused on objective standards for missing middle development projects,
37 as well as options to consider for allowable uses and permits.

38 **7. APPROVAL OF MINUTES:**

39 Motion/Second/Carried (Vincent/Hauser) to approve the Planning Commission Meeting
40 Minutes from February 9, 2022.

41
42 Ayes: Hauser, Kapla, Mikiten, Oatfield, Twu, Vincent, and Wiblin. Noes: None. Abstain: Moore.
43 Absent: Ghosh. (7-0-1-1)

44

45 **8. OTHER PLANNING RELATED EVENTS:**

- 46 • None.

47 **AGENDA ITEMS**

48 **9. Public Hearing on Amendments to Citywide Affordable Housing Requirements**

49 The Commission conducted a public hearing on proposed amendments to comprehensively
50 update the City’s affordable housing requirements and provided a recommendation to the City
51 Council.

52 Motion/Second/Carried (Moore/Wiblin) to close the public hearing at 8:05pm.

53
54 Ayes: Kapla, Mikiten, Moore, Oatfield, Twu, Vincent, and Wiblin. Noes: None. Abstain: Hauser.
55 Absent: Ghosh. (7-0-1-1)

56

57 **Public Comments: 7**

58 Motion/Second/Carried (Mikiten/Vincent) to recommend the adoption of staff’s
59 recommendation with the following edits:

- 60 1. Provide 80% (not 100%) of the Very Low-Income (VLI) units to voucher holders.
61 2. Tie rent increases to Area Median Income (AMI) for 2 years after ordinance adoption.
62 3. Conduct a feasibility analysis within 2 years to ensure fees are not a constraint to housing
63 production.
64 4. Change “Compliance Plan” to “Agreement Plan”
65 5. Confirm residential square footage uses net (not gross) calculations and that terms are
66 defined in the Glossary or ordinance.

67
68 Ayes: Hauser, Kapla, Mikiten, Oatfield, Vincent, and Wiblin. Noes: Moore, Twu. Abstain: None.
69 Absent: Ghosh. (6-2-0-1)
70

71 **10. Public Hearing on Technical Edits and Corrections to the New Zoning Ordinance**

72 The Commission conducted a public hearing on technical edits and corrections to the new
73 Zoning Ordinance, presented by associate planner Justin Horner. Staff discussed and issued
74 a recommendation to City Council.

75 Motion/Second/Carried (Twu/Mikiten) to close the public hearing at 9:35pm.

76
77 Ayes: Hauser, Kapla, Mikiten, Moore, Oatfield, Twu, Vincent, and Wiblin. Noes: None. Abstain:
78 None. Absent: Ghosh. (8-0-0-1)
79

80 Motion/Second/Carried (Twu/Vincent) to recommend that the City Council adopt the technical
81 edits and corrections to the Zoning Ordinance as recommended by staff at 7:36pm.

82
83 Ayes: Hauser, Kapla, Mikiten, Moore, Oatfield, Twu, Vincent, and Wiblin. Noes: None. Abstain:
84 None. Absent: Ghosh. (8-0-0-1)
85

86 **Public Comments: 0**

87 **11. Discussion: Approach to Bird Safe Berkeley Requirements Referral**

88 Assistant planner Zoe Covello presented on staff's planned approach to the Bird Safe
89 Berkeley Requirements Referral. After the presentation, the Commission asked questions,
90 provided comments, confirmed staff's approach to the referral, and asked that this project
91 move forward quickly.

92 **Public Comments: 10**

93 **12. Planning Commission 2022-2023 Work Plan Subcommittee Selection**

94 The Commission discussed and established the Work Plan Subcommittee, and appointed
95 four Planning Commissioners by a vote.

96 Motion/Second/Carried (Mikiten/Wiblin) to appoint Chair Mikiten, Commissioner Twu,
97 Commissioner Vincent and Commissioner Ghosh (if interested) as members of the Work Plan
98 Subcommittee at 10:34pm.

99
100 Ayes: Hauser, Kapla, Mikiten, Moore, Oatfield, Twu, Vincent, and Wiblin. Noes: None. Abstain:
101 None. Absent: Ghosh. (8-0-0-1)
102

103 **Public Comments: 0**

104 **13. ZORP Subcommittee Election of a 4th Member**

105 The Commission discussed and elected a fourth subcommittee member to allow additional
106 input into this project.

107 Motion/Second/Carried (Oatfield/Wiblin) to appoint Chair Mikiten to the ZORP Subcommittee
108 at 10:35pm.

109
110 Ayes: Hauser, Kapla, Mikiten, Moore, Oatfield, Twu, Vincent, and Wiblin. Noes: None. Abstain:
111 None. Absent: Ghosh. (8-0-0-1)

112

113 **Public Comments: 0**

114 Motion/Second/Carried (Twu/Vincent) to adjourn the Planning Commission meeting at
115 10:36pm.

116
117 Ayes: Hauser, Kapla, Mikiten, Moore, Oatfield, Twu, Vincent, and Wiblin. Noes: None. Abstain:
118 None. Absent: Ghosh. (8-0-0-1)

119

120 **Members in the public in attendance: 24**

121 **Public Speakers: 17**

122 **Length of the meeting: 3 hr 35 minutes**