



Planning Commission

1                   **DRAFT MINUTES OF THE REGULAR PLANNING COMMISSION MEETING**  
2                   **July 7, 2022**

3 The meeting was called to order at 7:02 p.m.

4 **Location:** Virtual meeting via Zoom

5 **1. ROLL CALL:**

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

8  
9 **Commissioners Absent:** Robb Kapla.

10  
11 **Staff Present:** Secretary Alene Pearson, Clerk Zoe Covello, Steve Buckley, and Justin  
12 Horner.

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

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

15 **4. PLANNING STAFF REPORT:**

- 16 • Public comment for the Housing Element Public Draft closes on July 14, 2022.
- 17 • There will not be a Planning Commission meeting in August.
- 18 • Staff plan to bring the draft EIR for the Housing Element to the September Planning  
19 Commission meeting.

20 **Information Items:**

- 21 • **June 2**
  - 22 ○ City Council Public Hearing on the Ashby and North Berkeley BART Station  
23 Areas
- 24 • **June 28**
  - 25 ○ City Council second reading of Ordinance No.7,815-N.S. to amend the  
26 Berkeley Municipal Code to create the Residential-BART Mixed-Use District  
27 Residential Zone District

28  
29 **Communications:**

- 30 • General.

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

- 32 • Supplemental Packet One

33 **5. CHAIR REPORT:**

- 34       • Chair Mikiten attended the BART City Council meeting.

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

- 37  
38       • The Workplan Subcommittee met this month and the Planning Commission 2022-2023  
39 Workplan is on the agenda this evening.

40 **7. APPROVAL OF MINUTES:**

41 Motion/Second/Carried (Twu/Moore) to approve the Planning Commission Meeting Minutes  
42 from June 1, 2022.

43  
44 Ayes: Ghosh, Hauser, Mikiten, Moore, Oatfield, Twu, Vincent, and Wiblin. Noes: None.  
45 Abstain: None. Absent: Kapla. (8-0-0-1)

46  
47 **8. OTHER PLANNING RELATED EVENTS:**

- 48       • None.

49 **AGENDA ITEMS**

50 **9. Public Hearing: Zoning Ordinance Amendments that Address Technical Edits and Corrections**  
51 **to Berkeley Municipal Code (BMC) Title 23 – Package #3**

52 Associate Planner Justin Horner presented on technical edits and corrections to the new Zoning  
53 Ordinance, the Commission held a public hearing, and Commissioners recommended that City Council  
54 adopt the package as is.

55 Motion/Second/Carried (Wiblin/Moore) to close the public hearing at 7:23 p.m.

56  
57 Ayes: Ghosh, Hauser, Mikiten, Moore, Oatfield, Twu, Vincent, and Wiblin. Noes: None.  
58 Abstain: None. Absent: Kapla. (8-0-0-1)

59  
60 Motion/Second/Carried (Twu/Hauser) to recommend that City Council accept the changes as  
61 proposed by staff at 7:24 p.m.

62  
63 Ayes: Ghosh, Hauser, Mikiten, Moore, Oatfield, Twu, Vincent, and Wiblin. Noes: None.  
64 Abstain: None. Absent: Kapla. (8-0-0-1)

65  
66 **Public Comments: 2**

67 **10. Discussion: Affordable Housing Overlay and Local Density Bonus Program**

68 Associate Planner Justin Horner presented on an affordable housing overlay and a local density  
69 bonus program, both of which are referrals incentivizing affordable housing production, and  
70 asked Commissioners to provide feedback for the development of policy options. The  
71 Commissioners asked questions, took public comment, and provided feedback.

72 **Public Comments: 1**

73 **11. Action: Planning Commission 2022-2023 Workplan**

74 Chair Mikiten shared the Planning Commission 2022-2023 Workplan developed by the Workplan  
75 Subcommittee of the Planning Commission. Public comment was taken.

76 **Public Comments: 4**

77 Motion/Second/Carried (Mikiten/Hauser) to pass the Workplan to City Council, without the Flex  
78 Conversion to Mini Dorms referral, at 8:52 p.m.

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

82

83 Motion/Second/Carried (Vincent/Moore) to adjourn the meeting at 8:53 p.m.

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

87

88 **Members in the public in attendance: 7**

89 **Public Speakers: 7**

90 **Length of the meeting: 1 hour 51 minutes**