



Planning Commission

1                   **DRAFT MINUTES OF THE REGULAR PLANNING COMMISSION MEETING**  
2                   **February 1, 2023**

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:** Blaine Merker, Jeff Vincent, Chip Moore, Christina Oatfield, Elisa  
7       Mikiten, Emily Marthinsen, Alfred Twu, Savlan Hauser, and Barnali Ghosh.

8  
9       **Commissioner Absent:** None.

10  
11       **Staff Present:** Secretary Grace Wu, Clerk Zoe Covello, Steven Buckley, Ashley James,  
12       Alene Pearson, Claudia Garcia, Eleanor Hollander, and Liz Redman Cleveland.

13   **2. LAND ACKNOWLEDGEMENT.** Guest speaker Toby McLeod.

14   **3. ORDER OF AGENDA:** No changes.

15   **4. PUBLIC COMMENT PERIOD:** 2.

16   **5. PLANNING STAFF REPORT:**

- 17   • Highlights Information Items (linked below):
- 18       ○ Results from the Southside Student Housing Survey
  - 19       ○ January 17<sup>th</sup> Council Meeting on the Citywide Affordable Housing Requirements –
  - 20       back to Council for a first reading on Tuesday, February 14<sup>th</sup>
  - 21       ○ January 18<sup>th</sup> Council Meeting where Council approved and adopted the City's 6<sup>th</sup>
  - 22       Cycle Housing Element.
    - 23           ▪ Council found it in substantial compliance with state law, prior to the
    - 24           January 31<sup>st</sup> statutory deadline.
    - 25           ▪ The City received comments from HCD on January 30<sup>th</sup>. City staff and
    - 26           consultants are taking a close look at the comments and have scheduled a
    - 27           follow-up meeting with HCD to seek clarification on additional
    - 28           improvements that might be necessary to receive state certification, beyond
    - 29           Council's findings of substantial compliance with state law.
    - 30           ▪ Staff are currently prioritizing this work.
  - 31   • The Department of Public Parks, Recreation, and Waterfront will be holding the Berkeley
  - 32   Marina Area Specific Plan Work Session at a Special Council meeting on March 7 at
  - 33   6pm.

- 34 • There were several late communications; Commissioners were sent a packet this  
35 afternoon.

36 **Information Items:**

- 37 • *December 18, 2022* – Southside Student Housing Survey Results.  
38 [https://berkeleyca.gov/sites/default/files/documents/FinalSummary\\_Southside%20Area%](https://berkeleyca.gov/sites/default/files/documents/FinalSummary_Southside%20Area%20UC%20Student%20Housing%20Survey%20-%202019%20December%202022.pdf)  
39 [20UC%20Student%20Housing%20Survey%20-%202019%20December%202022.pdf](https://berkeleyca.gov/sites/default/files/documents/FinalSummary_Southside%20Area%20UC%20Student%20Housing%20Survey%20-%202019%20December%202022.pdf)  
40 • *January 17, 2023* – City Council Meeting – Citywide Affordable Housing Requirements.  
41 [https://berkeleyca.gov/sites/default/files/documents/2023-01-](https://berkeleyca.gov/sites/default/files/documents/2023-01-17%20Item%2021%20Citywide%20Affordable%20Housing%20Requirements.pdf)  
42 [17%20Item%2021%20Citywide%20Affordable%20Housing%20Requirements.pdf](https://berkeleyca.gov/sites/default/files/documents/2023-01-17%20Item%2021%20Citywide%20Affordable%20Housing%20Requirements.pdf)  
43 • *January 18, 2023* – City Council Meeting – 2023-2031 Housing Element Update.  
44 <https://berkeleyca.gov/city-council-special-meeting-eagenda-january-18-2023>

45 **Communications:**

- 46 • General.

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

- 48 • Supplemental Packet One  
49 • Supplemental Packet Two

50 **6. CHAIR REPORT:**

- 51 • Chair Mikiten shared that the Planning Commission received a letter from Mayor  
52 Arreguín regarding Item 12: Demolition Ordinance, and that the item would be heard  
53 and public comment would be taken, but that the Planning Commission was not going  
54 to take action at this meeting.

55  
56 **7. COMMITTEE REPORT:** Reports by Commission committees or liaisons. In addition to the  
57 items below, additional matters may be reported at the meeting.

- 58  
59 • Bird Safe Subcommittee - staff has sent a draft outline to the Bird Safe Subcommittee  
60 and plan to bring it back to the Planning Commission as a public hearing in March.

61 **8. APPROVAL OF MINUTES:**

62 Motion/Second/Carried (Twu/Moore) to approve the Planning Commission Meeting Minutes  
63 from December 7, 2022.

64  
65 Ayes: Merker, Vincent, Moore, Oatfield, Mikiten, Marthinsen, Twu, Hauser, Ghosh Noes:  
66 None. Abstain: None. Absent: None. (9-0-0-0)

67  
68 **9. OTHER PLANNING RELATED EVENTS:**

- 69 • None.

70 **AGENDA ITEMS**

71 **10. Action: 2023 Nominations and Elections for Chair and Vice Chair**

72 The Commission opted to hold nominations only, and postpone elections until the March  
73 meeting.

74 Motions/seconds for Chair:

- 75 1. (Oatfield/Moore) to nominate Chair Mikiten,
- 76 2. (Ghosh/Vincent) to nominate Vice Chair Hauser, and
- 77 3. (Hauser/Merker) to nominate Commissioner Vincent.

78  
79 Motions/seconds for Vice Chair:

- 80 1. (Mikiten/Vincent) to nominate Vice Chair Hauser, and
- 81 2. (Moore/Mikiten) to nominate Commissioner Oatfield.

82  
83 Ayes: Merker, Vincent, Moore, Oatfield, Mikiten, Marthinsen, Twu, Hauser, Ghosh Noes:  
84 None. Abstain: None. Absent: None. (9-0-0-0)

85

86 **Public Comments: 0**

87 **11. Discussion: Preparations for In-Person Meetings**

88 The Commission discussed exploring a start time of 6:00 pm or 6:30 pm once Planning  
89 Commission is back in-person starting on March 1, 2023. Secretary Wu agreed to follow up with  
90 the South Berkeley Senior Center to find out availability.

91 **Public Comments: 1**

92 **12. Public Hearing: Demolition Ordinance**

93 Chair Mikiten read a letter from Mayor Arreguín asking for the Planning Commission to delay  
94 their recommendation on the Demolition Ordinance until the 4x4 Committee has another  
95 opportunity to review the draft ordinance and make additional recommendations. Public  
96 comment was taken, the public hearing was closed, and the commissioners held a brief  
97 discussion. No action was taken.

98 Motion/Second/Carried (Mikiten/Vincent) to close the public hearing at 8:15 pm.

99  
100 Ayes: Merker, Vincent, Moore, Oatfield, Mikiten, Marthinsen, Twu, Hauser, Ghosh Noes:  
101 None. Abstain: None. Absent: None. (9-0-0-0)

102

103 **Public Comments: 7**

104 **13. Discussion: Pacific Steel Casting Zoning and General Plan Amendments and EIR**  
105 **Scoping Session**

106 Senior Planner Ashley James presented and asked for feedback on (1) proposed text for a new  
107 zoning district M-RD, Manufacturing, Research and Development for an 11-acre site in West  
108 Berkeley, and (2) the scope and content of the EIR, and Economic Development Manager  
109 Eleanor Hollander presented background information on West Berkeley's economy. Zoning map  
110 amendment applicant Mark Rhodes also presented about his proposed project on the Pacific  
111 Steel Casting site and outlined his preferred process for the rezoning of the site.

112 Following these presentations, staff received direction from public comments and  
113 commissioners, and plans to return to the Planning Commission in March to report back with an  
114 update to the draft zoning standards and the EIR timeline.

115 **Public Comments: 3**

116 Motion/Second/Carried (Oatfield/Moore) to adjourn the meeting at 9:54 p.m.

117  
118 Ayes: Merker, Vincent, Moore, Oatfield, Mikiten, Marthinsen, Twu, Hauser, Ghosh Noes:  
119 None. Abstain: None. Absent: None. (9-0-0-0)

120

121 **Members in the public in attendance: 38**

122 **Public Speakers: 13**

123 **Length of the meeting: 2 hr 53 minutes**