



Planning Commission

**FINAL MINUTES OF THE REGULAR PLANNING COMMISSION MEETING
July 6, 2022**

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

Location: Virtual meeting via Zoom

1. ROLL CALL:

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

Commissioner Absent: Robb Kapla.

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

2. ORDER OF AGENDA: No changes.

3. PUBLIC COMMENT PERIOD: 0.

4. PLANNING STAFF REPORT:

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

Information Items:

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

Communications:

- General.

Late Communications: *See agenda for links.*

- Supplemental Packet One

5. CHAIR REPORT:

- Chair Mikiten attended the BART City Council meeting.

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

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

7. APPROVAL OF MINUTES:

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

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

8. OTHER PLANNING RELATED EVENTS:

- None.

AGENDA ITEMS

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

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

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

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

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

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

Public Comments: 2

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

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

Public Comments: 1

11. Action: Planning Commission 2022-2023 Workplan

Chair Mikiten shared the Planning Commission 2022-2023 Workplan developed by the Workplan Subcommittee of the Planning Commission. Commissioners discussed, asked questions, and public comment was taken.

Public Comments: 4

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

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

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

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

Members in the public in attendance: 7

Public Speakers: 7

Length of the meeting: 1 hr 51 minutes



Grace Wu

Planning Commission Secretary