



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

June 15, 2022 at 7:30 p.m.

The meeting was held via teleconference.

Staff Liaison

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7:30 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL** – Chair Daniel Hamilton, Vice Chair Leslie Mendez; Members Brendan Bloom, and Erin Gillett. Commissioner Joy Navarrete had an excused absence.
2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
No report was given.
3. **ORAL COMMUNICATIONS FROM THE PUBLIC**
No comments were received.
4. **ADOPTION OF MINUTES**
Moved/Second: Commissioners Bloom/Mendez. **Action:** Passed a motion to adopt the May 18, 2022 meeting minutes.
Ayes: Bloom, Hamilton, Gillett, Mendez.
Noes: None.
Abstain: None.
Absent: Navarrete.
5. **COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**
Commissioner Bloom disclosed that he has previously worked with BFK engineers. Chair Hamilton disclosed that he has a child that will be attending Prospect Sierra School the following school year. Both Commissioners noted that these disclosures do not constitute a conflict of interest.
6. **USE PERMIT – KENSINGTON FIRE PROTECTION DISTRICT TEMPORARY FIRE STATION**
Application: PL22-0069
Applicant: Kensington Fire Protection District
Location: 814 Craft Avenue (Parking lot of the Unitarian Universalist Church of Berkeley)
APN: 505-302-017
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a Conditional Use Permit to allow a temporary fire station for a period no longer than 24 months.

CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15303 & 15304 of the CEQA Guidelines, Class 3: New construction or conversion of small structures and Class 4: Minor Alterations to Land, and the general rule in Section 15061(b)(3) of the CEQA Guidelines.

Planning Manager Sean Moss presented the staff report and answered questions from the Commission.

Bill Hansell, General Manager of the Kensington Fire Protection District and Interim Fire Chief Jose Castrejon presented on behalf of the applicant and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:

Rachel Archibald
Jim Watt
Ann Manheimer
Arthur Swislocki
Paul & Vida Dorroh
Kevin Padian
Vince Wells

The public hearing was closed.

Moved/Second: Commissioners Mendez/Hamilton. **Action:** Passed a motion to approve the Conditional Use Permit to allow temporary fire station in the parking lot of the Unitarian Universalist Church of Berkeley on Craft Avenue, with the amendment that no routine testing of heavy equipment shall occur before 9:00 a.m or after 6:00 p.m. and that the Use Permit shall be in effect so long as the District makes a good faith to complete the project.

Ayes: Bloom, Hamilton, Gillett, Mendez

Noes: None.

Abstain: None.

Absent: Navarrete.

7. **CONDITIONAL USE PERMIT AMENDMENT – THE CIVIC (10290 SAN PABLO AVENUE)**

Application: PL22-0067
Applicant: Brian Baniqued
Location: 10290 San Pablo Avenue
APN: 503-394-024, -026
Zoning: Transit Oriented Higher Intensity Mixed Use (TOHIMU)
General Plan: Transit Oriented Higher Intensity Mixed Use (TOHIMU)
Request: Planning Commission consideration of amendments to the conditions of approval with regard to timing of payment of open space in-lieu and public benefit contributions for a previously approved project containing 50 residential units and 4 live-work units

CEQA: This project has been found to be consistent with the Program Environmental Impact Report prepared for the San Pablo Avenue Specific Plan, pursuant to CEQA Guidelines Section 15168 and Government Code Section 65457(a).

Planning Manager Sean Moss presented the staff report and answered questions from the Commission.

Brian Baniqued presented on behalf of the applicant and answered questions from the Commission.

The public hearing was opened.

The public hearing was closed.

Moved/Second: Commissioners Gillett/Bloom. **Action:** Passed a motion to approve amendments to the conditions of approval of a Tier IV Design Review approval for a project containing 50 residential units and 4 live-work units at 10290 San Pablo Avenue.

Ayes: Bloom, Hamilton, Gillett, Mendez

Noes: None.

Abstain: None.

Absent: Navarrete.

8. **CONDITIONAL USE PERMIT – 2060 TAPSCOTT AVE**

Application: PL21-0258

Applicant: Prospect Sierra School

Location: 2060 Tapscott Ave

APN: 501-370-002

Zoning: Public and Semipublic

General Plan: Institutional & Utility

Request: Planning Commission consideration of a Conditional Use Permit to amend the existing Conditional Use Permit to allow the construction of a 10' high, black vinyl chain link fence along the eastern boundary of the elementary school campus.

CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15304 of the CEQA Guidelines, Class 4: Minor Alterations to Land.

Assistant Planner Diego Romero presented the staff report and answered questions from the Commission.

Steve Harrington presented on behalf of the applicant and answered questions from the Commission.

The public hearing was opened.

The public hearing was closed.

Moved/Second: Commissioners Mendez/Bloom. **Action:** Passed a motion to approve the Conditional Use Permit to allow the construction of a 10-foot high, black vinyl chain link fence along the eastern boundary of the elementary school campus at 2060 Tapscott Ave.

Ayes: Bloom, Hamilton, Gillett, Mendez

Noes: None

Abstain: None

Absent: Navarrete

9. **CONDITIONAL USE PERMIT – 956 SEA VIEW DR**

Application: PL22-0028
Applicant: Charles Green
Location: 956 Sea View Drive
APN: 505-221-045
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a Conditional Use Permit for a proposed retaining wall which is taller than 4 feet in the front setback and for two retaining walls which are taller than 6 feet located outside of the front setback.
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15303 & 15304 of the CEQA Guidelines, Class 3: New construction or conversion of small structures and Class 4: Minor Alterations to Land.

Assistant Planner Diego Romero presented the staff report and answered questions from the Commission.

The public hearing was opened.

The public hearing was closed.

Moved/Second: Commissioners Hamilton/Bloom. **Action:** Passed a motion to approve the Conditional Use Permit to allow a retaining wall which is taller than 4 feet in the front setback and for two retaining walls which are taller than 6 feet located outside of the front setback, for a proposed new single-family house at 956 Seaview Drive.

Ayes: Bloom, Hamilton, Gillett, Mendez

Noes: None.

Abstain: None.

Absent: Navarrete.

10. STAFF COMMUNICATIONS

Planning Manager Sean Moss updated the Commission regarding the upcoming Housing Element workshop, the San Pablo Avenue Specific Plan update, and Planning Division staffing.

11. ADJOURNMENT

The meeting adjourned at 9:34 p.m.

Daniel Hamilton, Chair

This is to certify that the foregoing is a true and correct copy of the minutes of the regular Planning Commission meeting of June 15, 2022 as approved by the Planning Commission.

Sean Moss, Staff Liaison