

**APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING
SEPTEMBER 13, 2000**

Time: The meeting was called to order at 7:10 p.m.
Location: North Berkeley Senior Center

Commissioners present: Bronstein (left at 9:00), Holland, McCamant, Morris, Wrenn.

Commissioners Absent: Boverhuis, Capitelli, Howerton, Wengraf.

Staff Present: Aaron, Haney-Owens, Lorentz, Fogarty.

PUBLIC COMMENT PERIOD

No comment.

ORDER OF AGENDA

No change.

CHAIRPERSON'S REPORT

No report.

COUNCIL ACTIONS

No report.

FUTURE AGENDAS

Commissioner Bronstein stated that the item related to Transitional Housing for Victims of Domestic Violence will be discussed in November.

**NORTH SHATTUCK URBAN DESIGN STUDY AND NEGATIVE
DECLARATION**

The proposed project was described by Staff Lorentz, who noted that the plan is in the conceptual stage, and the cost of implementation is estimated to be around \$2 million. Staff Lorentz stated that local and federal funding for the project is likely. She also stated that businesses in the district support the proposal, and that the Transportation Commission recommended approval of the project at a July 20th meeting. Staff Lorentz stated that the proposed Negative Declaration found that the project would cause no significant environmental impact.

Staff Lorentz stated that public comment on the Draft Study has focused primarily on the types of trees proposed for planting. She stated that in addition, bicycle safety concerns have been raised in response to the proposed bulb-outs that will narrow the width of the street, and that Long's Drug Store is concerned that the proposed reconfiguration of their loading area will complicate truck deliveries to their store.

(M/S/C) to open public hearing (Morris/Holland). The motion passed. Ayes: Wrenn, Holland, Bronstein, McCamant. Absent: Capitelli, Boverhuis, Wengraf, Howerton.

Mark Brucker, from Walnut Housing, stated his support for the bulb-outs and bike racks, and requested additional bulb-outs for pedestrian safety. He stated his concern regarding the cost of pedestrian-oriented lights and the parking situation.

Chris Finn (Long's Drug) stated his support for the study, and noted his concern that delivery trucks will have problems loading if the project is implemented.

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Commissioner Wrenn suggested that the site of the loading zone be reevaluated to avoid the potential delivery problem.

Jane Herada, member of the North Shattuck Neighborhood Association, stated that she wants to explore the possibility of creating a farmers market in the project area.

Those members of the public who spoke indicated widespread support for the proposed improvements contained in the North Shattuck Urban Design Study.

(M/S/C) to close the public hearing (McCamant/Holland). The motion passed. Ayes: Morris, Wrenn, Bronstein, McCamant, Holland. Absent: Capitelli, Howerton, Boverhuis, Wengraf.

Commissioner Bronstein asked if there will be any benches or tables in the plaza area or if it will just be a pedestrian plaza.

Commissioner Morris recommended that the plaza businesses be responsible for cleaning the area.

Commissioner Bronstein suggested that the bus stop should have seats that are more comfortable than those used at bus stops in San Francisco.

Commissioner Bronstein questioned the bicycle safety issues relative to bulb-outs. Staff Haney-Owens stated that bulb-outs can be designed in various ways to slow traffic and still provide ample room for bicyclists.

Commissioner Holland questioned the need for improvements at the proposed plaza location. Staff Haney-Owens stated that the blank wall along Long's Drug Store needs to be improved, and that pedestrians require a safer Shattuck Avenue crossing point.

Commissioner Holland recommended that additional centralized bicycle parking be provided.

Commissioner McCamant asked about the likelihood of funding for the program. Staff Lorentz stated that there are available sources of funds for streetscape improvements.

Commissioner Wrenn raised concerns about bicycle safety relative to the proposed diagonal parking. He suggested that the bicycling community be consulted on the matter.

SOUTHSIDE PLAN

Commissioner Wrenn introduced the Southside Plan. He stated that the planning process is in tandem with the General Plan planning process, although the Southside Plan is a few months behind.

A. SOUTHSIDE PLAN ECONOMIC DEVELOPMENT ELEMENT

Commissioner Morris introduced the Element, noting that changes to the Draft Element reflect street vendor concerns, resident interest in late night businesses, an interest in linking Bancroft Avenue and Sproul Plaza to the Downtown, a focus on the fifth block of Telegraph Avenue and an interest in "cultural tourism". Commissioner Morris noted that the revised Draft Element proposes a set of alternatives to the existing business quota system which will require further discussion.

Staff Fogarty, from the Office of Economic Development, informed the Commissioners that the quota system was established in the mid-1980's to preserve neighborhood-serving retail.

Commissioner McCamant suggested that the demographics of the neighborhood have changed since that time, and that revisiting the quota system could help to meet the current needs of the neighborhood. She stated her support for returning to a Use Permit approach rather than continuing the quota system.

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Commissioner Wrenn suggested that categories of restaurants be researched, and that perhaps the quota system could be revised to allow certain types of restaurants.

John McBride from Mo's Bookstore stated that key Southside Area uses, particularly bookstores and record stores, bring revenue to the city. He stated that there is a proposal to relocate the University Art Museum to the Downtown. David Duncan, from UC Berkeley, stated that the site selection process has not started yet, and that the proposal requires a series of approvals.

Commissioner McCamant stated that the Telegraph Avenue business district needs a "concept" or theme, which can provide a distinct identity and serve to draw shoppers and visitors to the area. She suggested that the theme might be based on the books and records stores which feature prominently in the area.

UC Berkeley planning representative David Duncan stated that UC staff, faculty and Zellerbach representatives are interested in creating more amenities for non-students in the Telegraph Avenue business district.

Commissioner McCamant asked if UC would be interested in engaging in a joint marketing effort for the Telegraph area. David Duncan, a UC Berkeley planner, stated that UC would be interested in such a joint effort.

Note: The Planning Commission meeting lacked a quorum beginning at 9:00 pm with the departure of Commissioner Bronstein.

B. SOUTHSIDE PLAN PUBLIC SAFETY ELEMENT

Commissioner McCamant introduced the Element. She stated that the three working group meetings were well attended and resulted in productive discussion. Commissioner McCamant stated that the Element is essentially the same as the June Draft Element.

She noted that ideas generated for disaster preparedness include an ordinance for soft story buildings, proactive code enforcement, a monitoring process for implementation, and a yearly progress review.

Commissioner Morris asked if UC has a disaster preparedness plan. Commissioner McCamant stated that UC has allocated money for retrofits, but that the process will take a number of years to complete.

Commissioner Morris suggested that landlords be required to inform tenants about disaster safety issues.

Commissioner McCamant noted that there is a policy regarding landlord notification of tenants regarding disaster safety issues in the Draft Public Safety Element.

Adjournment:

The meeting was adjourned at 9:40 p.m.