

**APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING
MARCH 14, 2001**

1 Time: The meeting was called to order at 7:05 p.m.

2 Location: North Berkeley Senior Center.

3

4 Commissioners present: Wrenn, Wengraf, Poschman, Howerton, McCamant (arrived
5 7:15 p.m.), Hicks, Morris, Bronstein, Perry.

6

7 Commissioners Absent: None

8

9 Staff present: Haney-Owens, Thomas, Phillips.

10

11 **PUBLIC COMMENT PERIOD**

12

13 Kate Nichol stated her concern regarding increased noise pollution in Berkeley,
14 especially along transit corridors.

15

16 Merri Mitchell stated that the Draft General Plan should specifically address the need for
17 more open space and environmentally sensitive zoning.

18

19 **ORDER OF AGENDA**

20

21 No changes.

22

23 **CHAIRPERSON'S REPORT**

24

25 No items to report.

26

27 **CITY COUNCIL ACTIONS**

28

29 No items to report.

30

31 **FUTURE AGENDAS**

32

33 Commissioner Wrenn noted that there will be a special meeting on April 4th to address
34 Zoning Ordinance amendments.

35

36 Staff Haney-Owens announced that the Planning Department had recently hired a
37 Transportation Manager and a Senior Planner to oversee the Southside Plan.

38

39 Commissioner Wengraf asked about future presentations on the details of the Planning
40 Department's Fiscal Years 02-03 budget proposal.

41

42 Commissioners and Staff resolved to place the Planning Department budget proposal on
43 the March 28, 2001 agenda.

44

45 Commissioner Poschman requested that a binder containing the complete budget
46 proposal be made available at the Planning Department.

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47

48 **APPROVAL OF MINUTES**

49

50 M/S/C to approve minutes from the February 28, 2001 meeting (Poschman/Bronstein).

51 Ayes: Bronstein, Wrenn, Wengraf, Morris, Hicks, Poschman, Howerton, McCamant.

52 Noes: None. Abstentions: Perry. Absent: None.

53

54 **DRAFT GENERAL PLAN AND EIR**

55

56 Commissioner Wrenn opened discussion regarding amendments to the Safety Element of
57 the Draft General Plan. (Note that the text of the revised elements discussed below is
58 contained in a 3/28/01 staff report).

59

60 Commissioner Wengraf suggested that the Commission discuss the inclusion of Tritium
61 in the Safety and Environmental Management Elements. She also suggested that the
62 Commission omit the phrase 'widening roads' from Policy S-22 Action A. She also
63 proposed that Policy S-22 Action C ensure that the new hill area fire station include
64 equipment capable of fighting wildfires.

65

66 Commissioner Poschman asked if this additional capacity at the new hill area fire station
67 would require a larger facility.

68

69 Commissioner Wengraf stated that it would not.

70

71 Commissioner Poschman presented his suggestions in a handout to Commissioners and
72 Staff.

73

74 Commissioner McCamant requested that there be an automatic discussion of every text
75 box, even if there is no disagreement with what the subcommittees have done.

76

77 Commissioner Perry suggested that text boxes be discussed on a case by case basis.

78

79 Commissioner Wrenn opened discussion on item 18 of the amendment list regarding of
80 the Safety Element.

81

82 Commissioner McCamant objected to the proposed amendment to Policy S-16. She
83 stated her concern that increased density in the Berkeley hills may result from these
84 changes, and noted the impact of this increase on safety.

85

86 Commissioner Morris pointed out that this policy assumes that adding units contributes to
87 fire and safety problems. She suggested that the Commission discuss alternative actions
88 to improve emergency vehicle access.

89

90 Staff Thomas suggested that Policy S-16 Action A focus specifically on preventing future
91 development in areas vulnerable to disaster, including the prohibition of 2nd units.

92

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93 Commissioner McCamant accepted Staff Thomas' suggestion, with the addition of the
94 consideration of zoning amendments that would prohibit new 2nd units in this area.
95
96 Commissioner Perry stated his opposition to changing the amendment in a way that
97 would appear to give greater recognition of density concerns in the hills as compared
98 with the flatlands.
99
100 Commissioner Wengraf suggested that Policy S-20A reflect a commitment to
101 enforcement of the City's URM program.
102
103 Commissioners and Staff resolved to adjust language in Policy S-20A to reflect this.
104
105 Commissioner Wengraf suggested that Policy S-22A mention the need for access to
106 public pathways.
107
108 Commissioner Morris agreed that the Policy should ensure that public pathways remain
109 open, safe and accessible especially for use during emergency evacuations.
110
111 Commissioner Perry agreed.
112
113 Staff Thomas presented BAHA's Open Space concerns.
114
115 Commissioners and Staff resolved to omit S-24 Action B and retain Action C.
116
117 Commissioner Poschman suggested use of the element's full title "Disaster Preparedness
118 and Safety Element".
119
120 Commissioner Wengraf pointed out redundant language in Policy S-28 A.
121
122 Commissioners and Staff agreed on rewording Policy S-28 A.
123
124 M/S/C to adopt the amendment list to the Safety Element with proposed changes
125 (Poschman/Hicks). Ayes: Bronstein, Wrenn, Wengraf, Morris, Hicks, Poschman,
126 Howerton, McCamant, Perry. Noes: None. Abstentions: None. Absent: None.
127
128 Commissioners and Staff resolved to discuss the Tritium issue in the context of the
129 Environmental Management Element.
130
131 Commissioner Wrenn opened discussion regarding amendments to the Open Space
132 Element of the Draft General Plan.
133
134 Commissioner Wengraf suggested that the proposed new OS-7 Policy regarding
135 community gardens (item 15 on the amendment list) require maintenance of regular
136 public hours, rather than simply encouraging it. She also suggested that the Open Space
137 Element should focus more on recreation, especially in OS Policies.
138

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139 Staff Thomas stated that he would discuss this issue with the Parks & Waterfront
140 Department.

141
142 Commissioner Morris suggested that the Open Space Element objective should be
143 entitled, "Open Space & Recreation Objectives." In reference to Policy OS-3, item 13 on
144 the proposed list of Open Space Amendments, she encouraged the consideration of
145 limited revenue generating development to cover the shortfall in Marina maintenance and
146 improvement funding. She stated that new development is a viable option and should
147 remain on the table for discussion.

148
149 Commissioner Wrenn stated his opposition to this addition to OS-3. He pointed out that
150 the Marina should not be favored as a site for new development.

151
152 Commissioner Hicks agreed with Commissioner Morris that the issue of development at
153 the Marina should be brought back to the table for consideration.

154
155 Commissioner Bronstein suggested consulting with the Waterfront Commission.

156
157 Commissioners and Staff resolved to revisit this issue at a later time.

158
159 Commissioner Wengraf stated that actions under OS-7 do not address populations
160 underserved by Open Space.

161
162 Commissioner Perry suggested eliminating discussion of area specific open space-to-
163 person ratio in OS-7. He stated that citizens utilize all open space in Berkeley, not just
164 the open space closest to them. He suggested identifying all areas that are useable for
165 open space purposes instead.

166
167 Commissioner Poschman stated that parks are locally utilized, and that South Berkeley is
168 underserved in terms of open space.

169
170 Commissioner Perry suggested deleting the language in italics from OS-7, and changing
171 the focus of the policy to increase the supply of various kinds of recreational space
172 throughout the city, rather than focus on specific underserved populations.

173
174 Commissioner Wengraf agreed with Commissioner Perry.

175
176 Commissioner Morris supported channeling resources to areas that are least served by
177 open space.

178
179 Commissioner McCamant suggested channeling resources to areas where the open space-
180 to-person ratio is less than average.

181
182 Commissioner Morris suggested including the issue of access to open space.

183

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184 Commissioner McCamant suggested that the policy include the identification of wildlife
185 areas throughout the City.
186
187 Commissioner Poschman suggested finetuning the Actions under OS-7.
188
189 Commissioners and Staff resolved to revisit amendments to OS-3 and OS-7 at the
190 meeting on March 28th.
191
192 Commissioner Poschman presented the suggestions in his handout regarding item 9 on
193 the list of proposed amendments to the Open Space element.
194
195 Commissioner Wrenn supported Commissioner Poschman's proposed changes to the
196 amendment list.
197
198 Commissioner Perry suggested changing the language used in proposed Open Space
199 Element Policy 10. He proposed that the reference to the East Shore State Park include
200 recreation use.
201
202 Commissioner Poschman noted his opposition to the inclusion of the phrase 'recreation
203 use' due to his concern that this could lead to the development of playing fields at the
204 Park.
205
206 Commission Perry suggested adding a new action under Policy OS-4 that recommends
207 engaging in public-private partnerships to develop and maintain additional playing fields
208 and other recreational facilities.
209
210 Commissioner Morris stated that the language should ensure that these facilities are open
211 to everyone.
212
213 Commissioner Bronstein suggested adding information regarding an existing
214 organization which regulates City field use to the Open Space Element background
215 section per Commissioner Perry's discussion.
216
217 Commissioner Wengraf suggested that OS-3 B encourage working with the Berkeley
218 Unified School District to maintain the warm water pool. She also pointed out that the
219 warm water pool is not exclusively for disabled users.
220
221 Commissioner Morris suggested that OS-5 C include identification of ways to expand
222 community use of Berkeley Unified School District facilities for after school and
223 recreational activities.
224
225 Commissioner Perry suggested adding a new Action D to Policy OS-5 that would discuss
226 working with the Berkeley Unified School District to develop an additional swimming
227 pool for use by students and the general public.
228

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229 Commissioner Poschman discussed Proposition L and the public comment regarding
230 open space zoning.
231
232 M/S/C to adopt the amendment list to the Open Space element with proposed changes,
233 recognizing that the issue of Marina development and OS-7 will be revisited at the March
234 28th Commission meeting (Poschman/Perry). Ayes: Bronstein, Wrenn, Wengraf, Morris,
235 Hicks, Poschman, Howerton, McCamant, Perry. Noes: None. Abstentions: None.
236 Absent: None.
237
238 Commissioner Wrenn opened discussion regarding amendments to the Environmental
239 Management Element of the Draft General Plan.
240
241 Commissioner Wengraf suggested revision of proposed amendment item 11c regarding
242 EM-27 per her attached submission.
243
244 Commissioner Perry stated that the Commission should consider the economic impacts of
245 day lighting creeks. He suggested that the language of EM-27 include economic
246 feasibility.
247
248 Commissioner Bronstein stated that it is important to include the financing of day
249 lighting in the policy.
250
251 Commissioner Wengraf agreed with these adjustments to her proposal.
252
253 Staff Thomas suggested that EM-27 E is the appropriate place to include economic
254 feasibility.
255
256 Commissioner Wrenn pointed out that discussion of economic feasibility could potentially
257 discourage creek restoration.
258
259 Commissioner Perry suggested the discussion of 'potential impacts' instead of economic
260 feasibility.
261
262 Commissioner Wengraf asked Staff to discuss the City's role in establishing a green
263 building certification program as suggested by EM-52.
264
265 Staff Thomas replied that the City would create the standards for certification.
266
267 Commissioner McCamant suggested adding an action under EM-51 that discussed
268 establishing a green building certification program, and eliminating the rest of the actions
269 under EM-52.
270
271 Commissioner Wengraf suggested that EM-5 also include discussion of Tritium.
272
273 Commissioner Perry suggested using language in this policy to encourage minimization
274 of storage of radioactive and toxic materials.

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275

276 M/S/C to adopt the amendment list to the Environmental Management element with
277 proposed changes (Poschman/Perry). Ayes: Bronstein, Wrenn, Wengraf, Morris, Hicks,
278 Poschman, Howerton, McCamant, Perry. Noes: None. Abstentions: None. Absent: None.

279

280 **ADJOURNMENT**

281

282 Meeting adjourned at 9:56 p.m.