

**APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING
FEBRUARY 13, 2002**

1 **ROLL CALL**

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3 Time: The meeting was called to order at 7:10.

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5 Location: North Berkeley Senior Center.

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7 Commissioners Present: Bronstein, Curl, Howerton, Olson, Tabb, Wengraf, Wozniak,
8 Wrenn.

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10 Commissioners Absent: Hicks.

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12 Staff Present: Barrett, Cederborg, Thomas.

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14 **ORDER OF AGENDA**

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16 The Planning Director's Report was moved until after the Public Hearing.

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18 **PUBLIC COMMENT PERIOD**

19
20 No comments.

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22 **CHAIRPERSON'S REPORT**

23
24 No report.

25
26 **COMMITTEE REPORTS**

27
28 Commissioner Wozniak stated that the Marina Representative Plan is not completed, and
29 the meetings have been delayed.

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31 **APPROVAL OF MINUTES**

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33 M/S/C to approve January 9, 2002 minutes with changes (Bronstein/Wozniak). Ayes:
34 Bronstein, Curl, Howerton, Olson, Tabb, Wengraf, Wozniak, Wrenn. Noes: None.
35 Abstentions: None. Absent: Hicks.

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38 M/S/C to approve January 23, 2002 minutes with changes (Bronstein/Olson). Ayes:
39 Bronstein, Curl, Howerton, Olson, Tabb, Wengraf, Wozniak, Wrenn. Noes: None.
40 Abstentions: None. Absent: Hicks.

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42 **SOUTHSIDE PLAN PUBLIC HEARING**

43
44 Commissioner Wrenn gave information on the Southside Plan process and stated that the
45 Commission hopes to finish the process by September, 2002.

APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING
FEBRUARY 13, 2002

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M/S/C to open the Public Hearing (Wengraf/Curl). Ayes: Bronstein, Curl, Howerton, Olson, Tabb, Wengraf, Wozniak, Wrenn. Noes: None. Abstentions: None. Absent: Hicks.

Emily Longfellow commented on the transportation element. She objected to two-way streets in the Southside due to a possible worsening of traffic congestion, less accessibility for emergency vehicles, and additional pollution to the environment. She stated that two-way streets doesn't allow for bus routes.

Roland Peterson, representing the Telegraph Business Improvement District, stated that he is against two-way of streets.

John English stated that rezoning is going in the right direction but needs some fine tuning. He stated that the bus transportation plan along Telegraph needs to be addressed more specifically. He stated that he is concerned about proposed changes to LU-A5 regarding historic resources.

Robert Raburn, representing the East Bay Bicycle Coalition, stated that two way streets are favored from a bicyclist's point of view. He stated that one way streets preclude access and are harmful for pedestrians. He urged the Commission to consider a conversion to two way streets.

Dave Campbell, representing the Bicycle-friendly Berkeley Coalition, stated that traffic must be slowed down in order to address the issue of safety.

Commissioner Wengraf asked for studies showing that two way traffic is safer for pedestrians and bicyclists.

Martha Jones, representing CENA, suggested to return to two way streets as in the past. She stated that one-way streets are attractive nuisances.

Commissioner Tabb asked if Ms. Jones is recommending two-waying for Telegraph.

Ms. Jones stated that Dwight and Haste must be made two way streets, but she would like more to be converted.

Commissioner Tabb stated that he would like to see traffic studies on this issue.

Doris Willingham, representing CENA, stated that she is disappointed in the proposed traffic provisions. She urged the Commission to look at the housing issue on a broader scale.

Andy Katz representing ASUC, stated there is still a housing crisis. He stated that this crisis in the Southside exacerbates traffic congestion. He stated that the goals are good,

APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING
FEBRUARY 13, 2002

92 but the specific policies need work. He stated his concern about how the downzoning
93 will possibly affect housing potential in the Southside.

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95 Commissioner Wrenn asked for the statistics he presented and his sources.

96
97 Paul Hogarth, representing the Berkeley Rent Stabilization Board, stated that housing
98 needs are still strong since rent prices are not decreasing. He asked how much housing
99 could be built under the current zoning. He asked why the University was not
100 represented at the meeting since the Southside Plan is a joint project. He stated that the
101 University should be given more responsibility in terms of alleviating the housing needs
102 in the Southside.

103
104 Commissioner Wrenn asked for Mr. Hogarth to provide his sources.

105
106 Faith Stein, representing the ASUC, asked that the city not downzone any areas.

107
108 Becky O'Malley stated that the idea of moving traffic quickly through neighborhoods is
109 antiquated and that traffic plans should be focused on slowing down traffic. She stated
110 that the changes proposed to LU-A5 are consequential and problematic.

111
112 John McBride addressed item number three in the staff report and stated that the language
113 is vague.

114
115 Henry Snyder, representing the First Congregation Church Southside Area Alliance,
116 stated that parking plans do not address the needs of the churches, that the proposed
117 downzoning will hinder the American Baptist Seminary's building plans. He stated that
118 two waying of streets may not necessarily create the traffic flow that is projected.

119
120 Commissioner Wengraf asked if there is a specific policy needs to be changed.

121
122 Mr. Snyder stated that he is concerned about parking in general.

123
124 Commissioner Bronstein asked if Mr. Snyder's church was looking into a shuttle service
125 or other ways to get around the parking problem.

126
127 Mr. Snyder stated that some members act as volunteers to shuttle their members from
128 their house to the church.

129
130 Commissioner Bronstein asked when church's events occur.

131
132 Mr. Snyder stated that every night there are activities at the church.

133
134 Lesley Emmington Jones stated that the churches are the heart of the Southside. She also
135 stated that LU-A5 does not respect the process and that the historic resources are most
136 fragile in the Southside.

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APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING
FEBRUARY 13, 2002

138 Jason Meggs stated his support for two-way streets in the Southside.

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140 M/S/C to close the Public Hearing (Bronstein/Curl). Ayes: Bronstein, Curl, Howerton,
141 Olson, Tabb, Wengraf, Wozniak, Wrenn. Noes: None. Abstentions: None. Absent:
142 Hicks.

143

144 Commissioner Wozniak asked about the issue of bike safety and if there is any additional
145 information regarding auto traffic on two vs. one way streets.

146

147 Commissioner Wengraf asked for safety information for pedestrians regarding the same
148 issue.

149

150 Commissioner Olson stated there needs to be a distinction between a bonus and
151 concession. She stated that the language of LU-A1 should be clarified as to how it
152 actually works.

153

154 Commissioner Bronstein asked if the staff would provide a glossary on the state density
155 bonus.

156

157 Commissioner Curl asked for the rationale regarding why staff has proposed changes to
158 LU-A5.

159

160 Staff Thomas explained that historic resources are broadly defined under CEQA that
161 there are a large number of such properties in the Southside that may qualify as an
162 historic resource, and that there is no public process for designating historic resources.

163

164 Commissioner Bronstein asked if this change was directed by the Planning Commission.

165

166 Staff Thomas stated the modification was prompted by the CEQA discussion regarding
167 historic resources.

168

169 Commissioner Bronstein asked if staff would include the rationale in future
170 recommended changes.

171

172 Commissioner Olson stated that there are 72 historic resources and not a great many
173 more will be designated as historic resources.

174

175 Commissioner Wrenn asked how complete the survey is and how many additional
176 properties might be out there to add to the list of historic resources.

177

178 Commissioner Olson stated that a small number will be identified, but they will still go
179 through the CEQA process.

180

181 Commissioner Curl asked if the CEQA guidelines referred to could be provided.

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APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING
FEBRUARY 13, 2002

184 Commissioner Olson stated that the list will be updated with more added to it. She asked
185 why modifications are necessary at all if the historic resources are protected by CEQA.

186
187 Staff Thomas stated that CEQA is a disclosure law and that it does not prevent
188 demolition.

189
190 Commissioner Wrenn stated that housing is already protected and that commercial or first
191 story historic resources are the most threatened. He stated that they would need to know
192 how many more prospective historic resources there are.

193
194 Commissioner Wengraf asked how much housing will be available to be built under the
195 Southside Plan.

196
197 Commissioner Olson asked if the opportunity maps are still forthcoming.

198
199 Commissioner Wrenn stated that they are.

200
201 Commissioner Wengraf stated that this information is needed to have a meaningful
202 discussion.

203
204 Commissioner Bronstein asked about the UC's responsibility to build housing.

205
206 Commissioner Curl asked for information regarding repercussions on changing the one
207 way streets to two way streets.

208
209 Staff Thomas stated that there are already some studies done on this and will give copies
210 of this information to Commissioners.

211
212 Commissioner Olson stated that there are fourteen proposed housing projects in the
213 works for the Southside. She stated that staff would be able to get the number of units for
214 these proposed housing projects.

215
216 Commissioner Wengraf asked how much housing is proposed in upzoned or downzoned
217 areas.

218
219 Staff Thomas stated he will get information on this.

220
221 Planning Director Barrett stated that the opportunity map may be misleading. She stated
222 that an analysis needs to be clear, but many are very long range opportunities for
223 development.

224
225 Commissioner Wrenn stated that the criteria for opportunity sites is defined, but needs
226 staff to create a new version. He stated that the city can only give UC advice about
227 creating new housing.

228

APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING
FEBRUARY 13, 2002

229 Commissioner Bronstein stated that the proposed Telegraph Avenue bus transit will
230 destroy the small college town feel and affect street vendors. She stated that she would
231 like to hear a discussion on this and if a final decision regarding the bus routes have been
232 made.

233
234 Commissioner Wozniak requested that the UC be invited to upcoming meetings
235 regarding the Southside and that they send a representative to give their perspective.

236
237 Staff Thomas stated that the University wants collaboration with the Planning
238 Commission. He suggests having a special meeting to give time for this.

239
240 Commissioner Bronstein suggested the Commissioners look over the University's
241 critique and make comments in preparation for a meeting with them.

242
243 Steve Finacom from the University, stated that UC is eager to talk with the Commission
244 and looking at joint objectives. He stated that a workshop is welcomed.

245
246 Commissioner Curl stated that in order for a meaningful discussion , those representing
247 the University should be people who can make decisions on these issues.

248
249 Commissioner Bronstein stated that the Commission and the University needs to be
250 working from the same set of documents, so everything needs to be in the packet.

251
252 Commissioner Wozniak suggested the meeting focus on housing.

253
254 Commissioner Wrenn suggested that it focus on housing and two-way transportation.

255

256 **ZONING ORDINANCE REVISIONS**

257

258 Commissioner Wrenn asked that the Public Hearing on April 10 be pushed back to give
259 room to focus on the Southside Plan. He stated that the agenda should be clear until
260 May.

261

262 **PLANNING DIRECTOR'S REPORT**

263

264 Planning Director Barrett spoke on the following items:

265

266 No new initiatives for any departments due to financial constraints
267 Earthquake Training

268

269 Commissioner Bronstein stated that she would still like to see a copy of the budget.

270

271 Commissioner Wozniak asked if the city's budget analyst could speak to the
272 Commission.

**APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING
FEBRUARY 13, 2002**

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274 **ADJOURNMENT**

275

276 The meeting was adjourned at 9:35.