

**APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING
FEBRUARY 27, 2002**

1 **ROLL CALL**

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3 Time: The meeting was called to order at 7:08.

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5 Location: North Berkeley Senior Center.

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

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10 Commissioners Absent: None.

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12 Staff Present: Barrett, Cederborg, Thomas.

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14 **ORDER OF AGENDA**

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16 No change.

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18 **PUBLIC COMMENT PERIOD**

19
20 John McBride congratulated Rob Wrenn on a job well done as the Chair of the Planning
21 Commission over the last year.

22
23 **CHAIRPERSONS REPORT**

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25 The Commission agreed that due to Passover, there would be no meeting on March 27th.

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27 Commissioner Bronstein asked that the Planning Commission's position on Council
28 items be stated on the City Council Agenda.

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30 **COMMITTEE REPORTS**

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32 No reports.

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34 **PLANNING DIRECTOR'S REPORT**

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36 Planning Director Barrett reported on the following items:

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38 -Farewell gathering for Andrew Thomas
39 -Nasty fence ordinance Public Hearing
40 -Light pollution Ordinance
41 -Banning auto uses rescheduled
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44 **APPROVAL OF MINUTES**

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46 Approval of the February 13th minutes was carried over to the March 13th meeting.

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SOUTHSIDE PLAN

Commissioner Wrenn gave some background to the Southside Plan. He stated that the goals for the evening are to discuss the University's views regarding the Southside Plan and how the plan should be amended or changed.

Housing and Land Use

Tom Lollini presented UC's housing strategy. He stated that the University is creating new beds and has plans to increase this number further although he stated that some of the University's land will not be available for housing. He stated that their goals are to house all first year undergraduates and half of second year undergraduates, all first year graduate students, and provide housing to all new junior faculty, however, even with these goals, the University will not be able to meet all of its housing needs in the Southside. He stated that in order for this to occur, the University will need to acquire additional land, which is contrary to the Southside draft plan policies.

Commissioner Wozniak asked about the size of the Freshman class.

Mr. Lollini stated that the Freshmen class has approximately 3500 students.

Commissioner Wozniak asked how many beds the University provides.

Commissioner Bronstein asked for the current enrollment.

Mr. Lollini stated the total is 31,000 students, 22,000 of which are undergraduates.

Commissioner Bronstein asked if housing is UC's highest priority for Southside land holdings.

Mr. Lollini stated that south of Durant the primary objective for land use is housing, but they want to provide other uses as well. He stated that the use determination will depend on the needs of that area. He stated that the University is looking to expand its childcare facilities and that they have mixed-use development plans for some of their properties in the Southside on Bancroft avenue.

Commissioner Wrenn stated that so far the UC's plans are consistent with the Southside Plan.

Kerry O'Banion stated that there is a 3200 beds deficit. He stated that currently the base capacity is 4600 beds but that the UC is currently housing about 5000 single undergraduates. He stated that the University provides 132 beds for single graduate students.

Commissioner Olson asked if housing is provided for the UC extension students.

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Mr. O'Banion stated that it isn't, and that there has been a drop-off in enrollment.

Mr. Lollini stated that the University is adding twelve hundred beds every ten years, and even with this rapid pace of construction, the University's housing needs cannot be met in the Southside.

Commissioner Bronstein asked the University if the highest priority in the Southside is housing and if not, why.

Mr. Lollini stated that the New Century Plan sets aside certain office uses that need to be near the University, although they are looking into moving large land uses outside of the Southside to make space for housing.

Commissioner Bronstein asked about moving research facilities.

Mr. O'Banion stated that if the facilities instruct and are apart of the education for UC students, they should be near the campus, however, if students are not involved, their location would have some flexibility.

Commissioner Wrenn stated that the proposed zoning is for future development in this area, not for what is already there.

Mr. Finacom stated that church parking lots are placed in mixed-use area.

Staff Thomas stated that even if the property is an existing use, there can be implications for future use.

Commissioner Wengraf asked the University representatives what the points of contention are.

Mr. Lollini stated that there is a discrepancy between the University's plans for certain properties and what the City wants to allow. He stated that the University would like flexibility for Annahead to enable renovation of the historic structure. He stated that this project is designated by the University to be a mixed-use development, with housing as a strong component. He also stated that certain sites are slated to include possible child care facilities.

Commissioner Bronstein asked about other points of contention.

Mr. Lollini stated that there are other concerns are in regard to the Underhill project area zoning.

Mr. Lollini stated that the University plans to consolidate offices in the Southside in order to release other sites in the Southside for housing.

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139 Commissioner Wengraf asked if the City and the University can work together on the
140 housing problem.

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142 Mr. Lollini replied they could. He stated that UC housing strategies are in place to
143 reduce traffic volumes.

144
145 Commissioner Wrenn asked for information regarding the soft story and URM buildings
146 in the Southside and an analysis of these sites.

147
148 *Transportation*

149
150 Mr. Lollini stated that Bancroft and Durant could be converted to two-way streets,
151 however, the University wants to be sensitive to the concerns of the merchants who
152 oppose two-way streets.

153
154 Kathryn, a representative of the ASUC, stated that converting to two-way streets may
155 delay response time for emergency vehicles.

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157 Mr. Duncan stated that two-way street may make it difficult for buses to move
158 unencumbered through the streets.

159
160 Nadesan Permaul stated that traffic calming tactics slow down traffic including public
161 transportation and emergency vehicles.

162
163 Sarah mentioned the option of filtering off the traffic at Bancroft. She stated that safety
164 is an serious issue.

165
166 Mr. Permaul stated that more analysis needs to be done before making a complete plan.

167
168 Commissioner Bronstein acknowledged the need for analysis on traffic in order to have a
169 more focused discussion.

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171 Commissioner Wozniak stated that he feels much safer as a bicyclist on one-way streets
172 and stated that this is more than a one-way, two way issue.

173
174 Kathy Berger stated that the fire department supports one way streets and they must be
175 included in the discussion.

176
177 Commissioner Wrenn stated that he agreed with a previous UC memo which
178 recommended priorities as follows: 1 transit, 2 pedestrians, 3 bicyclists, and 4 cars, and
179 that the Plan should support this. He felt that the Commission needs to also consider
180 Telegraph for two-way traffic. He also stated that more information and analysis is
181 needed.

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183 Commissioner Bronstein asked what the next step is to resolving these issues.

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185 Mr. Lollini stated that the University could come back in a month, working in the
186 meantime with staff, to present some proposals to the Commission.

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188 Commissioner Wrenn stated that the previous studies need to be looked at.

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190 Staff Thomas stated that a complete study for each scenario will not be finished in a
191 month, but they will be able to pick one scenario to look into further by that time.

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193 Commissioner Wrenn stated that AC Transit must be included in the discussion, and the
194 Commission will discuss this issue again on April 24th.

195
196 Kathy Berger stated that AC Transit's hope is to turn Telegraph into a transit mall.

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198 Commissioner Wozniak asked staff if a complete traffic model has been created.

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200 Staff Thomas stated that a model has not yet been created.

201
202 The Commission agreed to continue the decision with University staff on the Southside
203 Plan on April 10th.

204
205 Commissioner Bronstein stated that she would like to move item 11 to the action agenda.

206
207 The Commission agreed that Commissioner Bronstein should write a letter on the issue
208 for the next meeting rather than discuss it at this meeting.

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210 **ZONING ORDINANCE AMENDMENTS**

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212 Staff explained the Zoning Ordinance amendments and proposed a Public Hearing on
213 April 10th.

214
215 **ELECTIONS**

216
217 Commissioner Curl nominated Commissioner Bronstein for Chair.

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219 Commissioner Olson seconded the motion.

220
221 Commissioner Wengraf nominated Commissioner Wozniak for Vice-Chair.

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223 Commissioner Tabb seconded the motion.

224
225 The Commission elected Commissioner Bronstein to the position of Chair by acclaiation.

226
227 Commissioner Olson nominated Commissioner Poschman for Vice-Chair.

228
229 Commissioner Wengraf asked if it is allowable to elect someone who is not officially on
230 the Planning Commission.

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232 M/S/C to postpone nominations for the Vice-Chair until next meeting (Hicks/Olson).

233 Ayes: Bronstein, Curl, Hicks, Howerton, Olson, Tabb, Wengraf, Wozniak, Wrenn. Noes:

234 None. Abstentions: None. Absent: None.

235

236 **ADJOURNMENT**

237

238 Meeting was adjourned at 9:55.