

**APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING  
JULY 24, 2002**

1 **ROLL CALL**

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3 Time: The meeting was called to order at 7:05.

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5 Location: North Berkeley Senior Center.

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7 Commissioners Present: Bronstein, Bryant, Curl, Howerton, Pollack, Poschman,  
8 Wengraf.

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10 Commissioners Absent: Tabb, Wrenn, Wozniak.

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12 Staff Present: Barrett, Cederborg, Diamond, Grimes, Napolitan, Solomon, Stroshane.

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14 **ORDER OF AGENDA**

15  
16 Due to staff's request, the order of agenda was renumbered as follows: 13, 11, 9, 10, 12,  
17 14, 15.

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19 **PUBLIC COMMENT PERIOD**

20  
21 None.

22  
23 **CHAIRPERSON'S REPORT**

24  
25 Chair Bronstein announced that the Telegraph Area Association has invited her and  
26 others to a roundtable discussion that is to be held on August 15, 2002.

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28 **COMMITTEE REPORTS**

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30 Commissioner Poschman reported on the Density Subcommittee's tentative schedule.

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32 **PLANNING DIRECTOR'S REPORT**

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34 Planning Director Barrett reported on the following items:

- 35 Staff interviews
- 36 New phone system
- 37 Tree Preservation Ordinance
- 38 Rancho San Antonio
- 39 Nasty Fence Ordinance
- 40 Recent City Council Actions

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42 Commissioner Bronstein asked questions regarding the EIR for the Long Range  
43 Development Plan. She asked about its funding, who is working on it, and its timeline.

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45 Planning Director Barrett stated that she would find this information and get back with  
46 Chair Bronstein.

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**APPROVAL OF MINUTES**

Commissioner Poschman asked that the minutes for the July 10<sup>th</sup> meeting be held over until the September 11<sup>th</sup> meeting.

**FUTURE AGENDAS**

Planning Director Barrett reviewed the following future agenda items:

- University Avenue Rezoning
- LPC finishing work on the LPO in October
- The City's budget
- Density discussion
- Expiration of the MU-LI moratorium
- The Marina Plan

Commissioner Bronstein stated that the MU-LI subcommittee should reconvene.

**GENERAL PLAN PREPARATION AND PRINTING PROCEDURES**

Commissioner Poschman opened the discussion and reviewed information that he handed out to the Commissioners and staff. He proposed making necessary changes to the General Plan with or without staff's assistance and presenting these changes to staff to finalize.

Commissioner Wengraf asked about the substantive policy issues.

Commissioner Poschman stated that 80% of the changes would be technical in nature. He stated that there is a need to check for consistency. He stated that has no idea on the timeline for the final publication but that the document should not be released until it has been reviewed by the Planning Commission.

Commissioner Wengraf asked if the changes would then come back to the Commission for review.

Commissioner Pollack asked for staff's response to this proposition.

Staff Stroshane stated that he is willing to give Commissioner Poschman the General Plan element by element.

Planning Director Barrett verified that the changes will be made in tracking and that they would be worked on in a timely manner.

Commissioner Wengraf stated that a working draft be established so that there is no confusion or overlap. She asked if as each element is changed, it be sent electronically to the other Commissioners. She stated that she would volunteer to work on this project.

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Commissioner Poschman talked about the stand-alone housing element and reviewed his handout. He stated that he is waiting to hear from the state on its approval.

Housing Director Barton stated that no substantive changes have been made to the Housing Element since it was passed by City Council. He stated that staff has only responded to the directive to clean up the language of the Housing Element. He stated that the important policy is in the main portion of the element and not the appendix. He stated that there is no pro development sentiment in the Housing Element.

Commissioner Bronstein stated that she does not agree with the comparison that was made between the process used to create a particular ordinance and the process by which the General Plan was prepared. She stated that the General Plan process is very different and that it is and should continue to be a community effort. She stated that there is a distinction between policies in the Housing Element proper and the appendix and stated that there should not be any inconsistencies between the two.

Housing Director Barton stated that the changes to the appendix were not meant to be policy statements.

Commissioner Pollack stated that he does not want to minimize this item, but there are many other items on the agenda. He suggested that they find a constructive way to deal with this issue and move on.

Commissioner Poschman asked if the housing award was based on the new appendix.

Housing Director Barton stated that the housing award was given based on policies and actual implementation over the year.

Commissioner Poschman asked that this item be placed on the September 11<sup>th</sup> agenda to discuss what HCD has decided.

**PROPOSED INITIATIVE TO REGULATE BUILDING HEIGHTS**

Staff Stroshane presented the staff report.

Commissioner Poschman prepared questions to follow this presentation that staff will respond to in writing and pass this information on to the rest of the Commissioners.

Commissioner Wengraf asked if all information given to one Commissioner could be also given to the other Commissioners as well.

**PROPOSED REZONING OF 1036 CARLETON STREET FROM THE C-W ZONING TO THE MU-R ZONING DISTRICT IN WEST BERKELEY**

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138 Planning Director Barrett gave the staff presentation. She stated that staff needs to  
139 confirm under state law that an action one way or another has occurred. She stated that  
140 the action taken during the last meeting is valid, but that they may want to vote on this  
141 item again.

142  
143 Commissioner Poschman stated that he is hesitant to bring up this item with three  
144 Commissioners absent.

145

146 M/S/C for the previous action to stand (Wengraf/Poschman). Ayes: Bronstein, Bryant,  
147 Curl, Howerton, Pollack, Poschman, Wengraf. Noes: None. Abstentions: None. Absent:  
148 Tabb, Wozniak.

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150 **DOWNTOWN (C-2) COMMERCIAL DISTRICT REGULATION DRAFT**  
151 **AMENDMENTS**

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153 Staff Diamond reviewed the staff report.

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155 Commissioner Wengraf stated that she is not prepared to act on this item due to its large  
156 implications.

157

158 Commissioner Poschman stated that this item should be renoticed for definitions on the  
159 FARS as they are in the Downtown Plan.

160

161 Chair Bronstein asked that this item be held over to the first or second meeting in  
162 September.

163

164 **PLANNING COMMISSION REVIEW AND COMMENTS CONCERNING**  
165 **TENTH-YEAR REVIEW OF BAYER DEVELOPMENT AGREEMENT**

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167 Commissioner Curl asked if the community immediately surrounding the Bayer facility  
168 be notified that this review is taking place and that they may send their comments to an  
169 appropriate body.

170

171 Planning Director Barrett stated that the Planning Department is not the lead agency on  
172 this item, but that she could convey the Planning Commissioners' request to the City  
173 Manager.

174

175 M/S/C for the Planning Director to convey to the City Manager that there be noticing in  
176 the community immediately surrounding the Bayer facility (Curl/Wengraf). Ayes:  
177 Bronstein, Bryant, Curl, Howerton, Pollack, Poschman, Wengraf. Noes: None.  
178 Abstentions: None. Absent: Tabb, Wozniak.

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181 **PLANNING COMMISSION AGENDA PREPARATION**

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183 Planning Director Barrett requested help devising an organized approach to setting the  
184 work program. She suggested that the Chair and Vice Chair meet with the Planning  
185 Director before each Planning Commission meeting so that the most is made of the  
186 Commissioners' and of staff's time.

187  
188 Commissioner Wengraf stated that when she was the Chair of the Planning Commission,  
189 she had weekly meetings with the secretary to finalize the agenda.

190  
191 Commissioner Poschman asked for time to think this over and to discuss what was done  
192 previously with Rob Wrenn and Lawrence Capitelli.

193  
194 Chair Bronstein stated that she would like to discuss this item more.

195  
196 Commissioner Pollack stated that the agenda should be worked out ahead of time  
197 between the Director of Planning and the Chair of the Planning Commission.

198  
199 **ZONING AMENDMENTS**

200  
201 Planning Director Barrett introduced the reason for this item being on the agenda. She  
202 reviewed the list of priorities for the Planning Commission to review and asked for  
203 feedback.

204  
205 Chair Bronstein stated that she is hesitant to adopt a schedule for zoning amendments.  
206 She stated that she would like to discuss a priority schedule with the rest of the  
207 Commissioners beforehand.

208  
209 Planning Director Barrett stated that Council has asked for a status report.

210  
211 Commissioner Pollack suggested that Commission members work with staff during the  
212 month of August and report back on a proposed schedule in September.

213  
214 Commissioner Poschman stated that he would like to consult the priority list that was  
215 created three years ago and then meet with the other Commissioners. He asked that the  
216 Commission take this item up again in September.

217  
218 **INFORMATION ITEMS**

219  
220 Chair Bronstein asked about the memorandum to the Planning Commission from  
221 Planning Director Carol Barrett concerning General Plan implementation: Annual  
222 Review for proposed amendments, Capital Improvements program preparation and  
223 budget, and its timeline.

224  
225 Planning Director Barrett stated that not much would be done on the General Plan update  
226 but the budget will be looked at this fall; however, she stated that she did not want to  
227 limit the discussion.

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229 Chair Bronstein asked that staff write a draft letter to circulate to other Boards and  
230 Commissions explaining the review process sometime in August.

231

232 **ADJOURNMENT**

233

234 Meeting was adjourned at 10:08.