

**APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING  
MARCH 26, 2003**

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, Curl, Pollack, Poschman, Stoloff, Tabb, Wengraf,  
8 Wiggins.

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10 Commissioners Absent: Wrenn.

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12 Staff Present: Barrett, Homrighausen

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14 **ORDER OF AGENDA**

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16 No changes.

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18 **PUBLIC COMMENT PERIOD**

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20 Bob Brokaw, representing NEXUS, commented on the artist tenants at NEXUS at risk of  
21 being priced out of their space. About 30 artists and craftspeople use the space.

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23 Claire Cotts, resident at 800 Heinz, commented that residents of her building have been  
24 given notice that either the rents were going up or the building was going to be sold, and  
25 that the original working class neighborhood has changed enormously in recent years.  
26 In response to John Curl's question, there are 18 residents at 800 Heinz, most of them  
27 artists.

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29 Anu Toshi, commented that she encourages the Planning Commission to move the  
30 Southside Plan forward, that it grew out of a community planning effort and is a giant  
31 step for the community.

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33 Corliss Lesser, resident of 800 Heinz Ave., commented that the building was supposed to  
34 be set aside as artist live-work space for low-income residents. The rents have been  
35 raised too high. This will tend to push artists out of Berkeley. It's important that there  
36 continues to be a place for artists in Berkeley. A Commissioner suggested the speaker  
37 take concerns about the possible loss of housing subsidy to the Housing Department.

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39 Nick Mastick stated that although his site isn't currently threatened, artist/residents of  
40 West Berkeley are in a precarious position, vulnerable to dislocation.

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42 **CHAIRPERSON'S REPORT**

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44 Chair Bronstein asked Commissioner Poschman to comment on the Council meeting on  
45 the Dangerous Fences ordinance. Commissioner Poschman summarized the meeting.

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47 **COMMITTEE REPORTS**

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49 MU-LI subcommittee report: item 10 on the agenda.

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51 **PLANNING DIRECTOR'S REPORT**

52 Planning Director Barrett reported on the following items:

53 State Housing and Community Development Dept. approval of the City's housing  
54 element is expected in 2-3 days.

55 The City Council asked staff to return in 90 days with an action item on progress on the  
56 ZORS zoning amendment list.

57 A new planner to work on the zoning amendment work has been hired, and is scheduled  
58 to start April 7.

59 The director responded to a question about the creek ordinance. Future amendments to  
60 this ordinance will be brought to the Planning Commission for consultation. The  
61 Commission asked that the Creeks ordinance come back to the Commission.

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64 **APPROVAL OF MINUTES**

65 M/S/C to approve the February 26 minutes (Wengraf/Stoloff). Ayes: Bronstein, Curl,  
66 Pollack, Poschman, Stoloff, Tabb, Wengraf, Wiggins. Noes: None. Abstentions: None.  
67 Absent: Wrenn.

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69 M/S/C to approve the March 12 minutes (Wengraf/Pollack). Ayes: Bronstein, Curl,  
70 Pollack, Poschman, Stoloff, Tabb, Wengraf, Wiggins. Noes: None. Abstentions: None.  
71 Absent: Wrenn.

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73 **FUTURE AGENDAS**

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75 No comments.

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77 **2<sup>ND</sup> UNITS**

78 The Commission discussed possible amendments for second units and provided direction  
79 to staff.

80 M/S/C to include an owner-occupancy requirement (Poschman/Wiggins). Ayes:  
81 Bronstein, Curl, Poschman, Stoloff, Wengraf, Wiggins. Noes: Pollack. Abstentions:  
82 Tabb. Absent: Wrenn.

83  
84 **Mixed Use/Light industrial zoning (MU-LI) Subcommittee Report**

85 The MU-LI subcommittee reported to the Commission.

86 Main motion: M/S/F to hold a hearing at the 2<sup>nd</sup> meeting in April (Poschman/Curl).  
87 Ayes: Bronstein, Curl, Poschman, Wiggins. Noes: Pollack Stoloff, Tabb, Wengraf.  
88 Abstentions: none. Absent: Wrenn.

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91 Substitute motion: M/S/F to continue this discussion to the 2<sup>nd</sup> meeting in April.  
92 (Wengraf/Pollack). Ayes: Bronstein, Curl, Poschman. Noes: Pollack, Stoloff, Wengraf.  
93 Abstentions: Wiggins. Absent: Wrenn.

94  
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**SOUTHSIDE PLAN EIR & GENERAL PLAN ISSUES OF CONSISTENCY AND  
EIR ANALYSIS**

96 The Commission discussed the Draft Southside Plan and issues that need to be addressed  
97 prior to preparation of the Environmental Impact Report.

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**PROPOSED PLANNING DEPARTMENT FEE INCREASES**

101 The Commission discussed proposed Planning fee increases and continued the item to the  
102 next meeting.

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**ZONING ORDINANCE REVISIONS STATUS**

105 The Commission discussed the Zoning Ordinance Revisions.

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**ADJOURNMENT**

108 Meeting was adjourned at 10:20 P.M.  
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