

**APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING
DECEMBER 10, 2003**

1 **ROLL CALL**

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3 Time: The meeting was called to order at 7:05 by Chair Bronstein

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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 (7:45), Wiggins, Wrenn

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10 Commissioners Absent: None.

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12 Staff Present: Marks, Rhoades, Grimes, Barton, Stroshane

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14 **ORDER OF THE AGENDA**

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16 Items 12 and 13 were moved to Action.

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18 **PUBLIC COMMENT PERIOD**

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20 There were 6 speakers. Antoine Portales spoke in support of the Berkeley Bowl project,
21 provided the traffic issues are worked out. David Snipper spoke about the Berkeley Bowl
22 project, his concerns about the level of traffic in his residential neighborhood, and the
23 need for mitigation measures. Margret Elliott spoke about the Berkeley Bowl Project,
24 that the traffic will have a major impact on the neighborhood, the need for mitigation
25 measures, and that it will draw traffic from the freeway. Brian Stryzek, from Kava
26 Massih Architects spoke about the applicant's desires to work out the Berkeley Bowl
27 traffic issues with the neighborhood. Sarah Klise spoke in support of the Berkeley Bowl
28 project and expressed concerns about the traffic entering and leaving the site. Rick
29 Auerbach spoke against changing the MU-LI Zoning language and urged exploration of a
30 Variance. He indicated that the neighborhood is for the project but has concerns about
31 the traffic impacts.

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33 **CHAIRPERSON'S REPORT**

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35 No report.

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37 **COMMITTEE REPORTS**

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39 Commissioner Poschman reported that the 499 Square Foot Subcommittee has not met
40 due to the holidays, but will be meeting soon.

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42 **PLANNING STAFF REPORT**

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44 No report.

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APPROVAL OF MINUTES

M/S/C to approve the minutes of the November 12, 2003 meeting as amended: (Poschman/Stoloff). Ayes: Bronstein, Curl, Pollack, Stoloff, Tabb, Wiggins, Wrenn. Noes: None. Abstentions: None. Absent: Wengraf.

FUTURE AGENDAS

No discussion.

PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE ZONING ORDINANCE TO REVISE INCLUSIONARY UNIT PRICING REQUIREMENTS FOR OWNERSHIP PROJECTS, TO REVISE RESALE RESTRICTION PRICING REQUIREMENTS, AND TO AUTHORIZE THE CITY MANAGER TO ISSUE REGULATIONS GOVERNING PRICE SETTING AND QUALIFYING HOUSEHOLDS.

Commissioner Pollack recused himself and left the meeting.

M/S/C to open the Public Hearing (Poschman/ Stoloff). Ayes: Bronstein, Curl, Poschman, Stoloff, Tabb, Wengraf, Wiggins, Wrenn. Noes: None. Abstentions: None. Absent: None. Recused: Pollack.

There was one speaker. Alex Varum spoke in support of the proposed changes, and of the need to increase lower income home ownership opportunities.

M/S/C to close the Public Hearing (Poschman/ Wrenn). Ayes: Bronstein, Curl, Poschman, Stoloff, Tabb, Wengraf, Wiggins, Wrenn. Noes: None. Abstentions: None. Absent: None. Recused: Pollack.

Housing Director Barton briefly summarized the staff report and answered questions from the Commission.

M/S/C to move the staff report. (Stoloff/Poschman). Ayes: Bronstein, Curl, Poschman, Stoloff, Tabb, Wengraf, Wiggins, Wrenn. Noes: None. Abstentions: None. Absent: None. Recused: Pollack.

BERKELEY BOWL PROJECT

Secretary Grimes gave a brief report on the application for a Zoning Text Amendment and General Plan Amendment. The Commission discussed the application, and other possible options for the project. The Commission requested further information on possible options, and the need for a General Plan amendment.

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88 **PROPOSED UNIVERSITY OF CALIFORNIA HOTEL/CONFERENCE**
89 **CENTER: REPORT FROM THE PLANNING COMMISSION**
90 **SUBCOMMITTEE**

91
92 Commissioner Wrenn, Chairperson of the subcommittee, gave a report, including the
93 history of General Plan policy LU-17, the recent subcommittee meeting, and the variety
94 of issues that will be looked at. Commissioners discussed the project and the issues over
95 City jurisdiction, which are not yet resolved.

96
97 **SET ITEMS FOR PUBLIC HEARING ON JANUARY 14, 2004**
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99 The Commission reviewed the proposed amendments to the Berkeley Municipal Code
100 concerning criteria for joint use of off-street parking spaces and the additional
101 requirements when a ground of appeal is that the Board's action constituted a taking of
102 property.

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104 M/S/C. (Wiggins/Wengraf). That the Commission set the proposed amendments for a
105 Public Hearing on January 14, 2004. Ayes: Bronstein, Curl, Pollack, Poschman, Stoloff,
106 Tabb, Wengraf, Wiggins, Wrenn .Noes: None. Abstentions: None. Absent: None.

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109 **WORK ITEMS FROM THE GENERAL PLAN**
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111 Planning Manager Rhoades gave a brief report and explained that this is an effort to
112 categorize the work items in the General Plan as a first step in getting direction for the
113 Commission work program

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115 **ADJOURNMENT**

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117 Meeting was adjourned at 8:50.