

**APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING
FEBRUARY 11, 2004**

1 **ROLL CALL**

2
3 Time: The meeting was called to order at 7:05 by Chair Bronstein

4
5 Location: North Berkeley Senior Center.

6
7 Commissioners Present: Bronstein, Curl, Pollack, Poschman, Stoloff, Tabb, Wengraf,
8 Wiggins, Wrenn

9
10 Commissioners Absent: None.

11
12 Staff Present: Marks, Grimes

13
14 **ORDER OF THE AGENDA**

15
16 The Communication Item on the Berkeley Bowl was moved for discussion at the end of
17 the meeting.

18
19 **PUBLIC COMMENT PERIOD**

20
21 There were 8 speakers. 1) Stephen Wollmer spoke on the University Avenue Strategic
22 Plan and that he is looking forward to plan implementation and the goal of a livable,
23 viable, workable avenue. He noted that current projects are heavy on housing without
24 much true mixed use. 2) Louise Francis spoke about the need for affordable housing on
25 University Avenue but is concerned that the current schedule is rushing things through
26 without time for adequate review by the public and education of the neighborhood. 3)
27 Dave Campbell spoke on the Berkeley Bowl project, noting that 9th street is Bike
28 Boulevard on City, county and regional bike plans and that it is important that a building
29 or parking lot not conflict with this. 4) Robin Kibby spoke on the need for a meaningful
30 document to implement the University Avenue Strategic Plan. The neighbors are
31 educating themselves and want to be part of the process. 5) Jim Miller, a resident and
32 building manager on Euclid Avenue spoke on the proposal for quotas on Euclid Avenue.
33 He noted that with more and more food outlets, the quality of life and the diversity of
34 businesses are affected. 6) Steve Winks, a restaurant owner on Euclid Avenue, said that
35 there is a limit to the number of restaurants the area can support, and that a quota system
36 would encourage owners to work with non-restaurants rather than holding out for higher
37 rents from a restaurant. 7) Sayeri Masad, a restaurant owner on Euclid Avenue, said that
38 there are few restaurants open after 7 at night or on weekend at present. 8) Council
39 Member Dona Spring spoke on the University Avenue Strategic Plan, explained about
40 the current thinking on a moratorium, and the recent history with the Council
41 involvement in the issue. She noted that people want development on University Avenue
42 that steps back to the neighborhood.

43
44 **CHAIRPERSON'S REPORT**

45
46 Chairperson Bronstein reported that she and Commissioner Curl attended the Potter
47 Street Neighborhood Meeting where there was some discussion of the Berkeley Bowl

**APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING
FEBRUARY 11, 2004**

48 Project and a traffic study from the applicant was referenced. The applicant agreed to
49 provide copies of this study to the Planning Commission.

50

51 **COMMITTEE REPORTS**

52

53 There were no reports.

54

55 **PLANNING STAFF REPORT**

56

57 There was no report.

58

59 **APPROVAL OF MINUTES**

60

61 M/S/C to approve the minutes of the January 28, 2004 meeting as amended:
62 (Poschman/Wrenn). Ayes: Bronstein, Curl, Pollack, Poschman, Stoloff, Wengraf,
63 Wiggins, Wrenn. Noes: None. Abstentions: Tabb. Absent: None.

64

65 **FUTURE AGENDAS**

66

67 Chair Bronstein announced that Commissioner Wiggins might be late to the meeting of
68 February 25, 2004, and that the item on the Election of Officers will be at the end of the
69 meeting to accommodate his schedule. Should he not make the meeting, the item will be
70 held over to March 10, 2004.

71

72 **REPORT FROM THE UC HOTEL/CONFERENCE CENTER SUBCOMMITTEE.**

73

74 Commissioner Wrenn, Chairperson of the subcommittee, gave a report from the
75 subcommittee and announced that the February 18, 2004 Public Meeting on the project
76 will be a Special Meeting of the Planning Commission. He proposed that the
77 subcommittee report back to the Planning Commission at the March 24th, April 14th and
78 April 28th meetings. He outlined the schedule of meetings and answered questions from
79 the Commission. The Commission discussed the composition of the Task Force, and the
80 proposed process. The Task Force is advisory to the Planning Commission and will be
81 making its recommendations to the Commission.

82

83 M/S/C to accept the report from the subcommittee and the schedule of meetings, with an
84 amendment that members of the Planning Commission who have additional names for
85 the Task Force be able to recommend them to the subcommittee within the next week or
86 so. (Tabb/ Poschman). Ayes: Bronstein, Curl, Pollack, Poschman, Wengraf, Wrenn.
87 Noes: None. Abstentions: Stoloff, Tabb, Wiggins. Absent: None.

88

89 **UNIVERSITY AVENUE STRATEGIC PLAN**

90

91 Director Marks gave the staff report, outlining the context for the recommendations and
92 indicating that the referral was a City Council priority. He discussed the difficulties with
93 the development moratorium as proposed initially at the Council, and explained that this
94 staff report represented Phase 1 of the much larger process of fully implementing the

**APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING
FEBRUARY 11, 2004**

95 University Avenue Strategic Plan. He outlined the tradeoffs and choices that the
96 Commission will be reviewing, and indicated that the first priorities will be height limits
97 and setbacks. The Commission discussed the item, and requested that staff return at the
98 next meeting for a more detailed discussion, focusing on heights, setbacks and shrinkage
99 of the envelope.

100
101 **FOOD SERVICE QUOTAS ON EUCLID AVENUE (taken out of order by request**
102 **of the Chair)**

103
104 Director Marks gave the staff report. The Commission discussed the circumstances on
105 Euclid Avenue, the blighted nature of the property that triggered the referral, the basic
106 purposes of the Neighborhood Commercial Zoning District, and the difficulties of
107 applying a quota to one portion of a District.

108 .
109 M/S/C to move Recommendation 3 of the staff report, that the Planning Commission
110 advise the Council not to direct further action and continue to rely on existing Zoning
111 Ordinance discretionary provisions (Pollack/Wiggins). Ayes: Pollack, Stoloff, Tabb,
112 Wengraf, Wiggins. Noes: Bronstein, Poschman, Wrenn. Abstentions: Curl. Absent:
113 None.

114
115 **BERKELEY BOWL PROJECT**

116
117 Secretary Grimes gave a brief report on the additional information in the packet,
118 including possible Variance Findings and a review of the changes needed if the option
119 followed is a rezoning of the property to C-W. The Commission discussed the possible
120 options for the project and indicated that the matter should be placed on the Commission
121 agenda for the meeting of March 10, 2004.

122
123 **BED AND BREAKFASTS**

124
125 Secretary Grimes gave the staff report and outlined the background from the City
126 Council, who asked that the Commission consider whether or not to recommend a Zoning
127 Ordinance amendment to permit Bed and Breakfasts in residential zones. The
128 Commission discussed the item and where it fit in with the Commission's priorities in the
129 work program.

130
131 M/S/C to report to the City Council that the Planning Commission does think that an
132 ordinance amendment to permit Bed and Breakfasts in residential zones is appropriate but
133 it is not a high priority at this time. It will be added to the Commission work program.
134 (Pollack/Poschman). Ayes: Bronstein, Curl, Pollack, Poschman, Stoloff, Tabb, Wengraf,
135 Wiggins, Wrenn. Noes: None. Abstentions: None. Absent: None.

136
137
138 **ADJOURNMENT**

139
140 Meeting was adjourned at 10:10