

**APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING  
MARCH 24, 2004**

1 **ROLL CALL**

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

4  
5 Location: North Berkeley Senior Center.

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

9  
10 Commissioners Absent: None.

11  
12 Staff Present: Crane, Gatzke, Homrighausen, Marks, Rhoades.

13  
14 **ORDER OF THE AGENDA**

15  
16 No change.

17  
18 **PUBLIC COMMENT PERIOD**

19  
20 There was one speaker. Bart Selden encourages the City to use a large notification sign  
21 for major project applications.

22  
23 **CHAIRPERSON'S REPORT**

24  
25 There was no report.

26  
27 **COMMITTEE REPORTS**

28  
29 Commissioner Wrenn updated the Commission on the UC Hotel Conference Center Task  
30 Force's work. The next Task Force meeting will be April 6. The Planning Commission  
31 will conduct a special meeting on this matter at 7:00 p.m. Wednesday March 31, 2004 at  
32 the North Berkeley Senior Center.

33  
34 **PLANNING STAFF REPORT**

35  
36 Mark Rhoades reported that the City Council referred the Euclid food service quotas  
37 matter back to the Commission. The ordinance for joint parking has also been referred  
38 back to the Commission. Also, Mr. Rhoades expressed appreciation for the work of Ruth  
39 Grimes, who is retiring April 2.

40  
41 **APPROVAL OF MINUTES**

42  
43 M/S/C to approve the minutes of the March 10, 2004 meeting with changes.  
44 (Stoloff/Wengraf). Ayes: Bronstein, Perry, Pollack, Poschman, Stoloff, Tabb, Wengraf,  
45 Wiggins. Noes: None. Abstentions: Wrenn. Absent: None.

46  
47 **FUTURE AGENDAS**

**APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING  
MARCH 24, 2004**

48 No comments made.

49

50 **UNIVERSITY AVENUE STRATEGIC PLAN PUBLIC HEARING: PROPOSED**  
51 **AMENDMENTS TO THE ZONING ORDINANCE TO IMPLEMENT THE**  
52 **UNIVERSITY AVENUE STRATEGIC PLAN (PLANNING FILE ZA 04-04)**

53

54 Staff provided information on the UASP implementation proposals.

55

56 M/S/C to open the public hearing March 24, 2004 (Bronstein/Perry) Ayes: Bronstein,  
57 Perry, Pollack, Poschman, Stoloff, Tabb, Wengraf, Wiggins, Wrenn. Noes: None  
58 Abstentions: None. Absent: None.

59

60 There were 23 speakers. John Alf expressed concern about what will happen to adjacent  
61 parcels. Zachary Goodman expressed concern that without a zoning change, future  
62 development would be in limbo. Amy Davidson commented on higher construction and  
63 operation costs that would occur with stepped-back building designs. Richard Graham  
64 spoke regarding concerns about concentrating retail at the nodes and providing for  
65 parking. Dan Diebel noted that the C-W zoning tables of height limits as currently written  
66 does not address all C-W properties, and that the parcels west of Sixth St. should be  
67 subject to the previously established standards consistent with the West Berkeley Plan.  
68 Robin Kibby expressed concern about liveability goals of the UASP and the City's  
69 commitment to implement the UASP. Dona Spring opposed increased FARs, and  
70 supported a density standard for R-3 and R-4 Districts. Vito Lab agreed with Dona  
71 Spring's comments. Louise Francis supported implementation of the spirit of the plan.  
72 Kristin Leimkuhler requested a City-community workshop before the April 14 public  
73 hearing. Bart Selden indicated the staff proposal represents upzoning, and is not a  
74 balanced implementation of the UASP goals. Wendy Alfsen spoke in support of  
75 developing University Avenue as outlined in the UASP. Teresa Clarke addressed cost  
76 implications of the proposed setbacks. Rob Browning supported having a public  
77 workshop, and commented in opposition to a higher FAR. Kava Massih offered  
78 assistance with the workshop. David Mar spoke about the structural drawbacks of  
79 stepped-back building design. Steve Wollmer asked that any changes to the zoning  
80 standards tighten up the setback definitions and eliminate flexibility, as it is misused by  
81 developers. Chris Hudson said the proposal for no residential units on the ground floor  
82 does not implement the UASP. Rebecca Lave spoke in support of flexible standards,  
83 more moderate shadow setbacks, and transitional zoning. Merri Mitchell expressed  
84 concerns about the staff proposals. Ali Kashani spoke to support potential new  
85 development along University Avenue. Will Rogers discussed the effect the proposed  
86 setbacks would have on housing production cost. Jim Wemmer spoke with concerns  
87 about the effect of large buildings on University on the nearby low-density residences.  
88 Nancy Holland spoke in support of implementing the UASP plan, and not varying from  
89 what the Plan says.

90

91

**APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING  
MARCH 24, 2004**

91 M/S/C to continue the public hearing to April 14, 2004 (Wiggins/Perry) Ayes: Bronstein,  
92 Perry, Pollack, Poschman, Stoloff, Tabb, Wengraf, Wiggins, Wrenn. Noes: None  
93 Abstentions: None. Absent: None.

94

95 The Planning Commission discussed the proposals before them and asked staff for  
96 additional information by the April 14 meeting.

97

98 **PROPOSED PUBLIC NOTICE SIGNS TO BE INSTALLED ON PROPOSED**  
99 **PROJECT SITES TO IMPLEMENT MAYOR'S TASK FORCE**  
100 **RECOMMENDATION.**

101 Land Use Planning Manager Mark Rhoades showed the Commissioners prototypes of a 3  
102 ft. x 3 ft. sign for minor projects and a 4 ft. x 4 ft. sign for major projects, and responded  
103 to questions from the Commissioners.

104

105 **ADJOURNMENT**

106

107 Meeting was adjourned at 10:00 p.m.