

**APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING
April 14, 2004**

ROLL CALL

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

Location: North Berkeley Senior Center.

Commissioners Present: Bronstein, Perry, Pollack, Poschman, Stoloff, Tabb, Wengraf, Wiggins.

Commissioners Absent: Wrenn.

Staff Present: Gatzke, Homrighausen, Marks, Rhoades.

ORDER OF THE AGENDA

No change.

PUBLIC COMMENT PERIOD

There were four speakers. 1) Sharon Hudson spoke about impacts of UC construction on neighborhoods and lack of a coordinated response on the part of the City to UC projects. 2) Daniella Thompson spoke in opposition to the Foothill Bridge. 3) Jim Sharp spoke in opposition to the Foothill Bridge and concerns about impacts of UC on the community. 4) Roger Von Ouytsel spoke in opposition to the Foothill Bridge project.

CHAIRPERSON'S REPORT

There was no report.

COMMITTEE REPORTS

Commissioner Bronstein updated the Commission on the UC Hotel Conference Center Task Force's work. Discussion followed. The Chair asked staff to provide the Commission with the minutes that documented the Commission action that set up the Hotel Conference Center subcommittee.

APPROVAL OF MINUTES

M/S/C to revise the approved minutes of the March 10, 2004 meeting with changes. (Wengraf/Poschman). Ayes: Bronstein, Perry, Pollack, Poschman, Stoloff, Tabb, Wengraf, Wiggins. Noes: None. Abstentions: None. Absent: Wrenn.
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M/S/C to approve the minutes of the March 24, 2004 meeting with changes. (Poschman/Wengraf). Ayes: Bronstein, Perry, Pollack, Poschman, Stoloff, Tabb, Wengraf, Wiggins. Noes: None. Abstentions: None. Absent: Wrenn.
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PLANNING STAFF REPORT (taken out of order)

Land Use Planning Manager Mark Rhoades stated the UC Long Range Development Plan (LRDP) and Draft EIR would be released Thursday, April 15. Mr. Rhoades and Mr. Marks responded to questions about the City’s review of the document, timing for the Planning Commission’s review, and making time for review along with other items the Planning Commission is committed to working on in the near future.

M/S/C to set a special meeting May 19, 2004 to conduct a hearing on the UC LRDP and DEIR (Wengraf/Perry). Ayes: Bronstein, Perry, Pollack, Poschman, Stoloff, Tabb, Wengraf, Wiggins. Noes: None. Abstentions: None. Absent: Wrenn.

FUTURE AGENDAS

No discussion.

UC FOOTHILL BRIDGE: PRESENTATION TO PLANNING COMMISSION BY UC STAFF

Dave Mandel, the UC Berkeley project planner for the Foothill Bridge project, gave a presentation on the proposed Foothill Bridge. The Commission discussed the proposal.

M/S/C that the Planning Commission recommend that the Public Works Commission and the City council approve the encroachment permit requested by the University of California. (Tabb/Perry). Ayes: Perry, Pollack, Stoloff, Tabb, Wiggins. Noes: Bronstein, Poschman, Wengraf. Abstentions: None. Absent: Wrenn.

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

Staff provided information on the UASP implementation proposals.

M/S/C to reopen the public hearing commenced March 24,2004. (Perry/Wengraf) Ayes: Bronstein, Perry, Pollack, Poschman, Stoloff, Tabb, Wengraf, Wiggins. Noes: None Abstentions: None. Absent: Wrenn.
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M/S/C to open the public hearing April 14, 2004 (Bronstein/Perry) Ayes: Bronstein, Perry, Pollack, Poschman, Stoloff, Tabb, Wengraf, Wiggins, Wrenn. Noes: None Abstentions: None. Absent: None.
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There were 30 speakers. 1) J. Michael Edwards spoke about Berkeley’s historic residential development pattern and urged staff to distinguish between region-serving nodes and neighborhood-serving nodes. 2) Ron Hoffman encouraged all involved in the plan to consider the community interests and the future as well as personal interests.

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92 3) Evan McDonald said the proposed zoning restrictions would decrease housing
93 production, and that upzoning in neighboring residential areas should be considered.
94 4) Janet Levenson spoke concerning impacts the public safety building has had and
95 concerns about future development impacts. 5) Meredith Sabini emphasized that it is
96 critical to keep open space in the urban environment. 6) Rachel Boyce spoke about the
97 importance of considering the entire plan, rather than take part of the plan out of context.
98 7) Summer Brenner spoke in support of the plan, and asked for clarity about density. 8)
99 Eve Stuart expressed support for future development and density that will support
100 University Avenue's vitality. 9) Sharon Hudson expressed concerns about impacts of
101 development on neighborhoods. 10) Robert Clarke spoke against development like the
102 Acton Court project and said the City isn't supporting home ownership or true affordable
103 housing. 11) Roger Von Ouytsel spoke in opposition to negative impacts of University
104 Ave. development on neighboring single-family neighborhoods. 12) Gail Gove said the
105 Commission's responsibility is to recommend standards that respect the residential
106 neighbors. 13) Lani Simpson expressed concerns about increased development on
107 University Ave. and increased noise levels, parking problems, economic decline if the
108 new ground floor commercial space stays vacant, and the need for open space. 14) Linda
109 Maio expressed concern for protecting the neighborhood, and indicated a key factor will
110 be crafting the detriment finding. 15) Ellen Lasher said satellite or underground parking
111 is needed to support economic vitality. 16) Sam DeSollar spoke in favor of high density
112 along University Ave. 17) Sharon Schrank suggested all of the area be built to a two-
113 story maximum, before additional development over two stories would be approved. 18)
114 Joe Walton spoke in support of higher buildings on University Avenue. 19) Regan
115 Richardson spoke in support of a lower density environment. 20) McKinley Thompson
116 spoke concerning parking problems and poor functional relationship between one-story
117 residences and multi-story residential projects. 21) Claire Risley spoke in support of car-
118 free housing and inclusion of pedestrian and bicycle amenities as a requirement, not as a
119 trade-off for development exceptions. 22) Jason Meggs spoke in support of reducing
120 parking capacity. 23) Bart Selden encouraged the Commission that if changes are made
121 west of San Pablo, to make changes only on parcels on University Avenue, and only east
122 of Eighth St. 24) Steve Wollmer said the UASP maximum building heights should not be
123 the driving factor, and indicated that the General Plan limits FAR to 3.0. 25) Kristin
124 Leimkuhler spoke to encourage greater certainty about density of future development.
125 26) Teresa Clarke said the 20 foot setback would be detrimental to commercial vitality,
126 and supported ample parking for stores. 27) Wendy Alfsen advised changing the draft
127 zoning amendments to require development to be consistent with design guidelines, not
128 "generally consistent", and asked that the grounds for waiver at lines 303-320 and 424-
129 425 be eliminated. 28) Merri Mitchell spoke in support of protection of neighborhood
130 quality of life, and expressed concerns about notification. 29) Chris Hudson expressed
131 concerns that the proposed development standards would impair the viability of new
132 development proposals. 30) Rob Browning said additional higher density housing will
133 come about through UASP implementation, and opposed the idea of upzoning small scale
134 neighborhoods neighboring University Avenue.

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M/S/C to continue the public hearing to April 28, 2004. (Poschman/Wiggins). Ayes: Bronstein, Perry, Pollack, Poschman, Stoloff, Tabb, Wengraf, Wiggins. Noes: None. Abstentions: None. Absent: Wrenn.

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The Commission discussed the issues raised by the public and staff. The Commission asked staff to conduct additional analysis and develop draft zoning amendments based on the following criteria: an FAR of 3.0, a four story maximum building height at nodes, a three story maximum building height outside nodes, and setback standards as proposed in the UASP for privacy and solar access. The proposed zoning amendments should be written so that a project will not exceed the above criteria in cases where the project includes a State affordable housing density bonus. Staff was also asked to address Dutra legislation analysis in connection with the new zoning amendment proposals. If other issues arise in connection with the new amendment proposals, staff is asked to address them as well.

PUBLIC HEARING: PUBLIC HEARING: PROPOSED AMENDMENTS TO THE ZONING ORDINANCE TO CLARIFY R-1A DISTRICT MINIMUM LOT SIZE STANDARD (BMC SECTION 23D.20.070.B, PLANNING FILE ZA 04-03)

Land use Planning Manager Rhoades summarized the staff report.

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

There were no speakers.

M/S/C to close the public hearing. (Perry/Poschman) Ayes: Bronstein, Perry, Pollack, Poschman, Stoloff, Tabb, Wengraf, Wiggins, Noes: None Abstentions: None. Absent: Wrenn.

There was no discussion

M/S/C to approve the staff report recommendation to Council. (Wengraf/Wiggins) Bronstein, Perry, Pollack, Poschman, Stoloff, Tabb, Wengraf, Wiggins. Noes: None Abstentions: None. Absent: Wrenn.

FREQUENCY OF COMMISSION MEETINGS AND/OR OTHER POSSIBLE COST REDUCTIONS

The Commission discussed the matter. No action was taken.

EX PARTE COMMUNICATION RULES

The Commission discussed the matter. No action was taken.

ADJOURNMENT

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184 Meeting was adjourned at 11:15 p.m.