

**APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING  
April 28, 2004**

1 **ROLL CALL**

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

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5 Location: North Berkeley Senior Center.

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7 Commissioners Present: Bronstein (left early), Perry (arr. 7:25), Pollack, Poschman,  
8 Stoloff, Tabb (arr. 7:15), Wengraf, Wiggins, Wrenn.

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10 Commissioners Absent: None

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12 Staff Present: Gatzke, Homrighausen.

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14 **PUBLIC COMMENT PERIOD**

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16 There was one speaker. Helen Burke spoke in support of the UC Hotel/Conference  
17 Center Task Force's work.

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19 **ORDER OF THE AGENDA (Taken out of order)**

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21 No change.

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23 **PLANNING STAFF REPORT**

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25 No report.

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27 **CHAIRPERSON'S REPORT**

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29 No report.

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31 **COMMITTEE REPORTS**

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33 Commissioner Wrenn updated the Commission on the UC Hotel Conference Center Task  
34 Force's work.

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36 **APPROVAL OF MINUTES**

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38 M/S/C to approve the approved minutes of the April 14, 2004 meeting with changes.  
39 (Poschman/Bronstein). Ayes: Bronstein, Perry, Pollack, Poschman, Stoloff, Tabb,  
40 Wengraf, Wiggins. Noes: None. Abstentions: Wrenn. Absent: Perry.

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42 **FUTURE AGENDAS**

43 Staff responded to questions about the UC Long Range Development Plan hearing to be  
44 held at a special Planning Commission meeting May 19, 2004. No changes or additions  
45 to the list.

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**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 Gatzke explained the work presented in the April 28, 2004 staff and summarized new proposals from Steve Wollmer.

M/S/C to reopen the public hearing commenced March 24 and April 14, 2004.  
(Perry/Poschman) Ayes: Bronstein, Perry, Pollack, Poschman, Stoloff, Tabb, Wengraf, Wiggins, Wrenn. Noes: None. Abstentions: None. Absent: None.

There were 14 speakers. 1) Christopher Davidson supported multi-story parking structures to help retail vitality and requested a community workshop. 2) Jim Wemmer spoke in favor of implementing the UASP and protecting neighboring residential areas. 3) Kristin Leimkuhler asked that Steve Wollmer's proposal be given consideration at a community workshop, and that three-foot front setbacks be required. 4) Steve Wollmer discussed his proposal and responded to questions. 5) Jim Bost asked that ordinance amendments be adopted to keep development from spiraling out of control. 6) Robert Clarke emphasized that Berkeley is a wonderful community and we need to take care of it. 7) Regan Richardson supported protections for the neighborhood. 8) Stephen Lakatos endorses underground parking and UASP implementation. 9) Nancy Holland said the Residential Permit Parking program is not enforced, and also asked that more of the public right-of-way space be devoted to pedestrians. 10) Merrilee Mitchell supported broad implementation of the UASP goals. 11) Robin Kibby said Berkeley has seen a great deal of housing production in recent years. 12) Richard Graham said the nodes are retail nodes, and quality retail space is needed in the nodes. He also suggested including provision for parking structures. 13) Tom Hunt said pedestrian-oriented businesses can't survive on University Ave. Economic vitality requires parking for customers who aren't from the neighborhood, for example, customers of very specialized businesses on University Ave. 14) Dan Deibel asked that the area between Sixth St. And Interstate 80 not have UASP zoning provisions applied, referencing page 90 of the UASP.

M/S/C to continue the public hearing to May 12, 2004. (Wiggins/Poschman)  
Ayes: Perry, Pollack, Poschman, Stoloff, Tabb, Wengraf, Wiggins, Wrenn. Noes: None. Abstentions: None. Absent: Bronstein.

The Commission discussed the UASP provisions. The Commission gave staff direction and asked for additional information concerning development standards, housing production, characteristics of viable retail space, permitted uses, incentives, and provisions for exceptions from setback standards.

**UNIVERSITY OF CALIFORNIA LONG RANGE DEVELOPMENT PLAN AND  
DRAFT ENVIRONMENTAL IMPACT REPORT (UC LRDP & DEIR) REVIEW**

M/S/C to schedule a public hearing on the University of California Long Range Development Plan and Draft Environmental Impact Report (UC LRDP & DEIR) to be

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93 | conducted at a special Planning Commission meeting May 19, 2004.  
94 | (Wiggins/Poschman) Ayes: Perry, Pollack, Poschman, Stoloff, Tabb, Wengraf, Wiggins.  
95 | Noes: None Abstentions: None. Absent: Bronstein.

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97 | **LAND USE PLANNING DIVISION FEES**

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99 | The Planning Commission discussed the staff memo concerning fees.

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101 | **ADJOURNMENT**

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103 | Meeting was adjourned at 9:50 p.m.