

**APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING
May 12, 2004**

1 **ROLL CALL**

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3 Time: The meeting was called to order at 7:00 by Chair Pollack.

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5 Location: North Berkeley Senior Center.

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

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10 Commissioners Absent: Stoloff

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

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14 **ORDER OF THE AGENDA**

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16 No change.

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18 **PUBLIC COMMENT PERIOD**

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20 There were eighteen speakers. 1) Elyce Judith spoke in support of the UC
21 Hotel/Conference Center Task Force's recommendations. 2) Sarah Shumer spoke in
22 support of the Task Force's recommendations. 3) Lucille Bradley urged the Commission
23 to ensure that hotel management will be neutral and give employees the opportunity to be
24 represented by a union. 4) Liz Hinckle spoke in support of the Task Force's
25 recommendations. 5) Andy Lee spoke in support of the Task Force's recommendations
26 and urged the Commission to keep the Task Force active. 6) Claire Risley spoke in
27 support of the Task Force's recommendations. 7) John Roberts spoke in support of the
28 Task Force's recommendations. 8) Jean Bernardi addressed concerns about the UC
29 Hotel/Conference Center, urging fair labor practices, UC contribution of funding for
30 infrastructure, and clean-up of contamination in the Strawberry Creek watershed. 9)
31 Juliet Lamont spoke in support of the Task Force's recommendations. 10) Jim
32 Donaldson spoke in support of the Task Force's recommendations. 11) Kitty McLean
33 urged the Commission to forward the Task Force's recommendations to Council. 12)
34 Wendy Alfsen urged the Commission to forward the Task Force's recommendations to
35 Council. 13) Nan Lashuay spoke in support of the Task Force's recommendations. 14)
36 John English spoke in support of the Task Force's recommendations and urged the
37 Commission to keep the Task Force active. 15) Kirsten Miller spoke in support of the
38 Task Force's recommendations and for the Task Force to be involved in project review.
39 16) Helen Burke spoke in support of the UC Task Force's recommendations. 17) Erin
40 Banks spoke in support of the UC Hotel/Conference Center Task Force's
41 recommendations, provided that any recommendations that constrain viability of the
42 project would not block the project. 18) Fran Segal spoke in support of the UC
43 Hotel/Conference Center Task Force's recommendations.

44
45 **PLANNING STAFF REPORT**

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47 Land Use Planning Manager Rhoades said the zoning amendment for density in the R-1A
48 District and the Planning Commission/ZAB recommendation on the Major Residential
49 Addition Interpretation Council Referral are going to City Council.

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51 **CHAIRPERSON'S REPORT**

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53 No report.

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55 **COMMITTEE REPORTS**

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57 No report.

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59 **APPROVAL OF MINUTES**

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

64

65 **FUTURE AGENDAS**

66 Land Use Planning Manager Rhoades responded to questions about the scheduling of
67 Planning Commission work on Mayor's Task Force recommendations. The
68 recommendations have been made part of the staff work program. The next likely work
69 item to be brought before the Commission will be parking requirements

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71 **UC HOTEL CONFERENCE CENTER PROPOSAL REPORT FROM PLANNING
72 COMMISSION SUBCOMMITTEE**

73 The Planning Commission discussed the Task Force report.

74

75 M/S/C to continue consideration of the Task Force recommendations to May 26, 2004
76 (Poschman/Tabb). Ayes: Perry, Pollack, Poschman, Tabb, Wengraf, Wiggins. Noes:
77 None. Abstentions: Absent: Stoloff, Wrenn.

78

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

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83 Staff Gatzke explained the work presented in the May12, 2004 staff report .

84

85 M/S/C to reopen the public hearing commenced March 24 and April 14, 2004, which was
86 continued from April 28. (Perry/Poschman) Ayes: Bronstein, Perry, Pollack, Poschman,
87 Stoloff, Tabb, Wengraf, Wiggins, Wrenn. Noes: None. Abstentions: None. Absent:
88 None.

89

90 There were 11 speakers. 1) Steve Wollmer discussed his proposal and responded to
91 questions. 2) Allen Freeman expressed concern that downzoning along University Ave.
92 will adversely affect provision of affordable housing and the City's goals to revitalize the
93 corridor. 3) Bob Allen, a ZAB member, spoke about recent projects being too large, and

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94 also that they have too little parking, and the roof-top decks are poor-quality open spaces.
95 He said the ZAB needed help from the Planning Commission to make the new buildings
96 on University Ave. better. 4) Barbara Gilbert spoke in support of neighborhood-friendly
97 smart growth. 5) Nancy Holland urged the Commission to include pedestrian
98 improvements as standard, required elements for new development. 6) Ellen Lasher said
99 the proposed incentives would result in buildings that are too big. 7) Kristin Leimkuhler
100 spoke about concerns regarding staff proposals for exceptions, and concern that the Adult
101 School site could avoid setback requirements in the future if BUSD included some
102 instruction as part of a larger project. 8) Jim Wemmer spoke in favor of reduced height
103 and neighborhood-friendly buildings. 9) Richard Graham said the proposals do not
104 provide guidance on how large affordable housing will be, and also expressed concerns
105 about how the proposed zoning addresses the West Berkeley library project. 10) Merri
106 Mitchell spoke concerning un-ecological effects of big buildings. 11) Stephen Lakatos
107 spoke to support reduced density.

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109 M/S/C to continue the public hearing to May 26, 2004. (Wiggins/Poschman) 110 Ayes: Bronstein, Perry, Pollack, Poschman, Tabb, Wengraf, Wiggins. Noes: None. 111 Abstentions: None. Absent: Stoloff, Wrenn.
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113 The Commission discussed the staff proposals UASP provisions. The Commission
114 commented on the extent of UASP provisions to the west of San Pablo, exceptions,
115 income ranges for housing categories (Very Low Income, Low Income, etc), the
116 proposals for FAR incentives, and implications for potential development envelope
117 reduction on housing production and the Housing Element.

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

121

122 Staff Homrighausen confirmed the hearing scheduled May 19 and told the Commission
123 that UC Planning staff has been invited to make a presentation on the project. Staff
124 responded to Planning Commissioners' comments and questions.

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126 **ADJOURNMENT**

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128 Meeting was adjourned at 10:10 p.m.