

**APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING
May 26, 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 (arr. 7:20), Phillips, Pollack, Poschman, Stoloff,
8 Tabb, Wengraf, Wiggins.

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10 Commissioners Absent: None

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

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14 **ORDER OF THE AGENDA**

15
16 No change.

17
18 **PUBLIC COMMENT PERIOD**

19 There were two speakers. Andy Lee spoke in support of the Hotel/Conference Center
20 Task Force's report and asked that the report be forwarded to Council. Hank Resnick
21 spoke in support of the Task Force report.

22
23 **PLANNING STAFF REPORT**

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25 Land Use Planning Manager Rhoades said clean-up zoning amendments will be coming
26 for hearing in late summer; Planning has requested a July 13, 2004 date for Council
27 consideration of the Hotel/Conference Center Task Force; and a request for a General
28 Plan and Zoning amendment has been received by Planning.

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30 **CHAIRPERSON'S REPORT**

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32 No report.

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34 **COMMITTEE REPORTS**

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36 No report.

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38 **APPROVAL OF MINUTES**

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40 M/S/C to approve the draft minutes of the May 12, 2004 meeting. (Poschman/Tabb).
41 Ayes: Bronstein, Pollack, Poschman, Tabb, Wengraf, Wiggins. Noes: None.
42 Abstentions: Phillips, Stoloff. Absent: Perry.

43
44 **FUTURE AGENDAS**

45 No comment.

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47 **UC HOTEL CONFERENCE CENTER PROPOSAL REPORT FROM PLANNING**
48 **COMMISSION SUBCOMMITTEE**

49 The Planning Commission considered a resolution regarding the Hotel Conference Center
50 report.

51

52 M/S/C to pass a Planning Commission Resolution re. Subcommittee and Task Force
53 Report on UC Hotel-Conference Center (Poschman/Wiggins). Ayes: Bronstein, Perry,
54 Phillips, Pollack, Poschman, Stoloff, Tabb, Wengraf, Wiggins. Noes: None. Abstentions:
55 None. Absent: None.

56

57 The text of the resolution follows:

58

- 59 A. The Planning Commission thanks its Subcommittee and the Task Force for their
60 efforts and hard work as reflected in the Report dated April 27, 2004
- 61 B. The Planning Commission concurs with the following recommendation of the
62 Subcommittee and the Task Force (which recommendation satisfied General Plan
63 policy LU-17):
- 64 The proposal to build a hotel/conference center/museums complex at a critical
65 location in the heart of Downtown presents the City with a great opportunity to
66 improve the area...(T)here is an exciting opportunity to create a premier
67 development that will meet the needs of the University, benefit the community,
68 and demonstrate the integration of ecological elements. (Report Introduction, p. 1)
- 69 C. The Planning Commission transmits the report to the City Council for information
70 purposes. The Planning Commission, as a body, does not endorse all of the
71 individual recommendations contained in the Report. The Planning Commission
72 requests that the City Council transmit the Report to the developer and the University
73 for their consideration in planning the project.
- 74 D. The Planning commission encourages the mayor, City Council and staff to continue
75 to actively work to make the project a reality.

76

77 **APPROVAL OF MINUTES OF MAY 19, 2004 SPECIAL MEETING (TAKEN**
78 **OUT OF ORDER)**

79

80 M/S/C to approve the draft minutes of the May 19, 2004 special meeting.
81 (Poschman/Tabb). Ayes: Perry, Pollack, Poschman, Tabb,Wiggins. Noes: None.
82 Abstentions: Bronstein, Phillips, Stoloff, Wengraf. Absent: None.

83

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

87

88 Staff Gatzke explained the work presented in the May 26, 2004 staff report, and
89 responded to questions from the Commission.

90

91 M/S/C to reopen the public hearing commenced March 24 and April 14, 2004, which was
92 continued from April 28 and May 12. (Wengraf/Perry) Ayes: Bronstein, Perry, Phillips,

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93 | Pollack, Poschman, Stoloff, Tabb, Wengraf, Wiggins. Noes: None. Abstentions: None.
94 | Absent: None.

95
96 | There were 26 speakers. 1) Rachel Boyce asked about the Berkeley Adult school site, is
97 | it a node, and what implications are there if the site is used in part for classroom use in
98 | the future? 2) Manjul Batra said he has been in business on University Ave. since 1970,
99 | and more parking and more ground floor commercial space are needed. 3) Nancy
100 | Holland said the UASP process should have included a workshop, and expressed concern
101 | that the proposals would give developers incentives to violate plans. 4) Lynda Winslow
102 | said that the big boxy projects are not conducive to neighborhood qualities. She observed
103 | she and her neighbors want to be part of the process. 5) Merrilie Mitchell handed out
104 | information and expressed concerns about Berkeley's future. 6) Robin Kibby said the
105 | provision of the plan that states the maximum heights should only be achieved when all
106 | the UASP standards are met should be adhered to. 7) Jason Bathrick encouraged the
107 | Commission to look at the broader issue of what the center of the City is going to look
108 | like. 8) Martha Nicoloff urged the Commission to confine their work to ordinance
109 | changes to implement the plan, and not to revisit plan policy. She expressed concern
110 | about the site behind Andronico's, which is zoned R-4. 9) Victor Downing said four tests
111 | should apply: How many commissioners live in the area, will parking per capita increase,
112 | will fewer parking spaces per capita help or hurt business, and improve or degrade
113 | residential quality of life, and if these principles are good, they should be applied to all of
114 | Berkeley. 10) Wendy Alfsen said the streetscape improvement should be minimum
115 | requirements, that the useable open space incentive is undefined, and pointed out the
116 | City's actions need to follow through on City commitments to neighbors. 11) Rob
117 | Browning urged the Commission not to change the UASP and to conduct a workshop,
118 | possibly with a Planning Commission subcommittee. 12) Todd Harvey said the proposed
119 | downzoning will make University Ave. undevelopable. 13) Stephen Lakatos said that
120 | more people does not make Berkeley a better place to live, and observed that as the five
121 | story building being built near his house goes up, and the blue sky is less visible, it gets
122 | worse. 14) Sharon Hudson urged the Planning Commission to implement the UASP as it
123 | was adopted in 1996. 15) Kristin Leimkuhler commented on illustrations of development
124 | envelopes she prepared. She had initially illustrated existing scale of dwellings on the
125 | parcels backing up to University Ave., but in response to a staff request she depicted the
126 | R-2A district development envelope. She noted that the south side of University gets
127 | relatively poorer treatment than the north side. 16) Ellen Lasher urged the Commission
128 | to implement the plan as written and to do what's best for the City. 17) Maulin Choksi
129 | addressed parking problems and the need for a real parking plan. He indicated he didn't
130 | want to be part of the West Berkeley Plan. 18) Steve Wollmer said the upzoning is
131 | unjustified, as the proposed potential increase in FAR can result in much greater cash
132 | flow. 19) Hank Resnick supported a diverse, lively University Avenue. 20) Linda Maio
133 | said the City needs flexibility to respect the nearby neighborhood. A possible approach is
134 | that the City may have to put more housing trust fund money into projects to get the right
135 | projects. 21) Megan Voorhees advocated for continued affordable housing. 22) Jim
136 | Wemmer urged implementation of the UASP and neighborhood-friendly new
137 | development. 23) Zachary Reiss-Davis said the UASP is a very workable plan developed
138 | with a sound basis. 24) Chris Hudson said if the City reduces the City inclusionary

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139 ordinance requirements, developers would not opt for the housing density Bonus. If the
140 staff proposal is approved, he would probably stop developing in Berkeley. 25) Ray
141 Wheeler spoke in support of the UASP. 26) Irene Lowe spoke about wanting to keep the
142 nice elements of her neighborhood.

143

144 M/S/C to continue the public hearing to June 9, 2004. (Stoloff/Wengraf)
145 Ayes: Perry, Pollack, Stoloff, Tabb, Wengraf, Wiggins. Noes: Bronstein, Poschman.
146 Abstentions: Phillips. Absent: None.

147

148 The Commission discussed process and the possible UASP staff rezoning provisions.
149 The Commission commented and asked questions on the UASP provisions regarding
150 base FARs, incentives, LEED certification, commercial parking, street front setbacks,
151 ground level open space, useable open space, sidewalk improvements, total amount of
152 incentives, how far west to apply the University Ave. Strategic Plan zoning overlay, and
153 the treatment of the Adult School site.

154

155 **SET FOR HEARING: PROPOSED PUBLIC HEARING JUNE 9, 2003 ON**
156 **PROPOSED TRACT MAP 7533, TO ALLOW CONDOMINIUM OWNERSHIP**
157 **FOR A SIX-UNIT PROJECT COMPRISED OF FOUR DWELLING UNITS AND**
158 **TWO LIVE/WORK UNITS AT 915-25 PARDEE STREET, BERKELEY.**

159

160 M/S/C to set the public hearing June 23, 2004. (Tabb/Poschman)
161 Ayes: Perry, Pollack, Stoloff, Tabb, Wengraf, Wiggins. Noes: Bronstein, Poschman.
162 Abstentions: Phillips. Absent: None.

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164 **ADJOURNMENT**

165

166 Meeting was adjourned at 11:30 p.m.