

**APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING  
June 9, 2004**

**ROLL CALL**

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

Location: North Berkeley Senior Center.

Commissioners Present: Bronstein (arr. 7:35), Perry (arr. 7:20), Phillips, Pollack, Poschman, Stoloff, Tabb, Wengraf, Wiggins.

Commissioners Absent: None

Staff Present: Gatzke, Homrighausen, Marks.

**ORDER OF THE AGENDA**

Item no. 10 was taken ahead of item no. 9.

**PUBLIC COMMENT PERIOD**

There was one speaker. Merrilie Mitchell asked that the Planning Commission not have "to be delivered" staff reports. They make the planning process ineffective because commissioners don't have time to consider the issues completely before the meeting.

**PLANNING STAFF REPORT**

Planning and Development Director Marks had no comments.

**CHAIRPERSON'S REPORT**

No report.

**COMMITTEE REPORTS**

No report.

**APPROVAL OF MINUTES**

M/S/C to approve the draft minutes of the May 26, 2004 meeting with corrections. (Poschman/Wengraf). Ayes: Phillips, Pollack, Poschman, Stoloff, Tabb, Wengraf, Wiggins. Noes: None. Abstentions: None. Absent: Bronstein, Perry.
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**FUTURE AGENDAS**

The Commission discussed the summer schedule. Staff will check with the Commissioners to see if it may be desirable to change the July 28 meeting date to July 21.

**PUBLIC HEARING ON PROPOSED TRACT MAP 7533, TO ALLOW  
CONDOMINIUM OWNERSHIP FOR A SIX-UNIT PROJECT COMPRISED OF**

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48 **FOUR DWELLING UNITS AND TWO LIVE/WORK UNITS AT 915-25 PARDEE**  
49 **STREET, BERKELEY**

50 Staff Gatzke summarized the staff report.

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

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56 There was one speaker. Regan Bice, the owner of the project, spoke in support of the  
57 project.

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

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63

64 M/S/C to approve the staff recommendation in the staff report dated June 9, 2004.  
65 (Wengraf/Wiggins) Ayes: Phillips, Pollack, Poschman, Stoloff, Tabb, Wengraf, Wiggins.  
66 Noes: None. Abstentions: None. Absent: Bronstein, Perry.

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

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72 Staff Gatzke explained the work presented in the June 9, 2004 staff report, and responded  
73 to questions from the Commission.

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75 M/S/C to reopen the public hearing commenced March 24 and April 14, 2004, which was  
76 continued from April 28, May 12, and May 26. (Wiggins/Phillips) Ayes: Bronstein,  
77 Perry, Phillips, Pollack, Poschman, Stoloff, Tabb, Wengraf, Wiggins. Noes: None.  
78 Abstentions: None. Absent: None.

79

80 There were six speakers. 1) Hank Resnick said the intensity of activity in the corridor  
81 needs to be increased to support improvement of the area. It won't work to keep things  
82 as they are. 2) Robert Clark said the city needs more effective connecting transportation  
83 to solve parking problems and to make the city vibrant. 3) Barbara Gilbert supported  
84 working closely with the neighborhood to arrive at the best results. She encouraged  
85 lively, vibrant development. 4) Kristin Leimkuhler asked that the current staff proposal  
86 be analyzed to see if another Acton Court could be approved under the proposed  
87 development standards, incentives, and waivers. She was also concerned about the  
88 maximum building envelope that could be built outside the nodes. She asked that the  
89 Commission consider a reduced (min. 6 ft. ) rear yard setback at the ground floor, and a  
90 greater setback on upper floors, with a tree screen planted in the setback area. 5) Steve  
91 Wollmer said the proposed ordinance was too complex, and not clear. It was not clear

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92 whether or not a developer would be able to get a waiver for commercial parking, if the  
93 project waived residential parking, for example. 6) Merrilie Mitchell spoke about the  
94 need for a high quality environment on University Ave., with good new buildings, wide  
95 sidewalks, and new businesses. It should be clean and green.

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97 M/S/C to continue the public hearing to June 23, 2004. (Perry/Poschman)  
98 Ayes: Bronstein, Perry, Phillips, Pollack, Poschman, Stoloff, Tabb, Wengraf, Wiggins.  
99 Noes: None. Abstentions: None. Absent: None.

100

101 The Commission discussed process and the possible UASP staff rezoning provisions.  
102 The Commission also discussed setting up a subcommittee to meet and develop a  
103 proposed ordinance for consideration by the full Commission.

104

105 M/S/C to establish a subcommittee of four commissioners, to be named by the Chair,  
106 with the term of the subcommittee to July 14, 2004 unless the Commission extends it  
107 further, for the purpose of making a recommendation to the Commission in the form of  
108 an ordinance to implement the University Avenue Strategic Plan, and in addition, to  
109 continue the public hearing from the June 9, 2004 meeting to the July 14, 2004 meeting.  
110 (The earlier motion, continuing the hearing to June 23, is superseded).  
111 (Poschman/Phillips) Ayes: Bronstein, Perry, Phillips, Pollack, Poschman, Stoloff, Tabb,  
112 Wengraf, Wiggins. Noes: None. Abstentions: None. Absent: None.

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114 The Chair appointed Commissioners Pollack, Poschman, Stoloff and Wengraf to the  
115 subcommittee.

116

117 The Commission commented on whether or not the incentives in the draft zoning  
118 ordinance should be retained.

119

120 **ADJOURNMENT**

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122 Meeting was adjourned at 9:35 p.m.