

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

**ROLL CALL**

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

Location: North Berkeley Senior Center.

Commissioners Present: Pollack, Poschman, Shumer, Stoloff, Tabb, Wiggins.

Commissioners Absent: Wengraf, Perry, Wrenn.

Staff Present: Gatzke, Homrighausen, Rhoades.

**ORDER OF THE AGENDA**

Items 10 and 11 were taken ahead of item no. 9.

**PUBLIC COMMENT PERIOD**

There were three speakers. Susan Libby encouraged the Commission to uphold the West Berkeley Plan when evaluating future development proposals such as the West Berkeley Bowl or the Brennan's site. Mary Lou Van Deventer asked that new development in West Berkeley be limited to keep traffic levels compatible with the neighborhood, and urged the Commission to make no changes to the West Berkeley Plan or General Plan to accommodate the West Berkeley Bowl proposal. John Curl said new development should be compatible with the neighborhood, and the review process should be open to the public throughout.

**PLANNING STAFF REPORT**

Land Use Planning Manager Rhoades said the Southside Plan EIR Contract Authorization goes to Council July 20, and the Landmarks Preservation Commission has forwarded recommended changes to the Landmarks Preservation Ordinance and related zoning provisions to the Planning Commission for consideration at the July 28 meeting. Also, staff is adding specific Mayor's Task Force recommended work items to the Planning Commission's list of upcoming items.

**CHAIRPERSON'S REPORT**

No report.

**COMMITTEE REPORTS**

No report.

**APPROVAL OF MINUTES**

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47 M/S/C to approve the draft minutes of the May 26, 2004 meeting with corrections.  
48 (Poschman/Wiggins). Ayes: Pollack, Poschman, Stoloff, Tabb, Wiggins. Noes: None.  
49 Abstentions: Shumer. Absent: Perry, Wengraf, Wrenn.

51 M/S/C to approve the draft minutes of the June 9, 2004 meeting. (Wiggins/Poschman).  
52 Ayes: Pollack, Poschman, Stoloff, Tabb, Wiggins. Noes: None. Abstentions: Shumer.  
53 Absent: Perry, Wengraf, Wrenn.

54  
55 **FUTURE AGENDAS**

56 No discussion.

57  
58 **SET FOR HEARING: PROPOSED ZONING ORDINANCE AMENDMENTS:**  
59 **MISCELLANEOUS CORRECTIONS AND CLARIFICATIONS PART 1**  
60 **(PLANNING FILE ZA 5-04).**

61  
62 M/S/C to set the matter for public hearing at the July 28, 2004 meeting.  
63 (Wiggins/Poschman). Ayes: Pollack, Poschman, Shumer, Stoloff, Tabb, Wiggins. Noes:  
64 None. Abstentions: None. Absent: Perry, Wengraf, Wrenn.

65  
66 **SET FOR HEARING: PROPOSED ZONING ORDINANCE AMENDMENTS:**  
67 **MISCELLANEOUS CORRECTIONS AND CLARIFICATIONS PART 2**  
68 **(PLANNING FILE ZA 6-04).**

69  
70 M/S/C to set the matter for public hearing at the July 28, 2004 meeting.  
71 (Tabb/Poschman). Ayes: Pollack, Poschman, Shumer, Stoloff, Tabb, Wiggins. Noes:  
72 None. Abstentions: None. Absent: Perry, Wengraf, Wrenn.

73  
74 **PROPOSED AMENDMENTS TO THE ZONING ORDINANCE TO**  
75 **IMPLEMENT THE UNIVERSITY AVENUE STRATEGIC PLAN: CONTINUED**  
76 **PUBLIC HEARING AND CONSIDERATION OF PLANNING COMMISSION**  
77 **SUBCOMMITTEE RECOMMENDATIONS.**

78  
79 Commissioner Pollack explained the Planning Commission subcommittee process,  
80 summarized the subcommittee's recommendations, and described issues needing  
81 additional discussion.

82  
83 M/S/C to re-open the public hearing (continued from June 9, 2004).  
84 (Wiggins/Poschman). Ayes: Pollack, Poschman, Shumer, Stoloff, Tabb, Wiggins. Noes:  
85 None. Abstentions: None. Absent: Perry, Wengraf, Wrenn.

86  
87 There were eight speakers. Steve Wollmer discussed residential density, exemptions  
88 from parking and open space requirements, and retail space issues. Jim Wemmer  
89 supported zoning provisions that protect neighboring residences from large buildings.  
90 Richard Graham discussed information about California St. node parcels and spoke to the  
91 need to provide enough ground floor retail to make retail work. Nancy Holland

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92 expressed concerns that the sidewalks on University will need at least six feet of  
93 unobstructed width, which may be difficult to achieve. She supported a pedestrian  
94 improvement plan for University Avenue. Robert Clark urged development of vibrant  
95 retail uses and high quality housing. Kristin Leimkuhler thanked the Commission for the  
96 subcommittee process, and indicated she would submit additional written comments.  
97 Bart Selden urged the Commission to extend the overlay to Sixth St. and discussed  
98 parking for residents versus parking for customers and employees. Wendy Alfsen spoke  
99 in support of a pedestrian improvement plan.

100  
101 The Commission discussed the proposed zoning amendments. Topics discussed included  
102 the limitations on ground floor commercial space, the Berkeley Adult School site,  
103 provision of open space, and C-1 statements of purpose, among other topics.

104  
105 The Chair invited additional comment from the public. Four people spoke. Bart Selden  
106 suggested that the text in the C-1 District at page 13, line 228, needs to be clearer.  
107 Richard Graham asked staff to modify the retail restrictions to select uses that generate  
108 pedestrian activity. Bart Selden said the findings should be checked for consistency with  
109 the other University Ave. Overlay changes the Commission discussed. Kristin  
110 Leimkuhler addressed the rear yard setback standard at page 11, line 147. Steve  
111 Wollmer asked if the open space standards at 23D.04.050 would apply (They would). He  
112 also discussed concerns about evaluation of density in the University Ave. Corridor.  
113 Richard Graham asked for specific information on General Plan density limits.

114  
115 M/S/C to close the public hearing. (Wiggins/Poschman). Ayes: Pollack, Poschman,  
116 Shumer, Stoloff, Tabb, Wiggins. Noes: None. Abstentions: None. Absent: Perry,  
117 Wengraf, Wrenn.

118  
119 The Commission provided direction to staff to prepare ordinance text clarifying points  
120 that were unclear for consideration at the July 28 Planning Commission meeting.

121  
122 **ADJOURNMENT**

123  
124 Meeting was adjourned at 9:22 p.m.