

**APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING
November 10, 2004**

ROLL CALL

Time: The meeting was called to order at 7:06 by Chair Pollack.

Location: North Berkeley Senior Center.

Commissioners Present: Burke, Fireman, Pollack, Poschman, Stoloff, Wengraf.

Commissioners Absent: Perry, Tabb, Wiggins.

Staff Present: Dando, Gatzke, Homrighausen, Rhoades.

ORDER OF THE AGENDA

No change.

PUBLIC COMMENT PERIOD

There were three speakers. 1) Ellen Lasher spoke in support of commercial parking requirement zoning amendments proposed by the Mayor's Task Force. 2) Sharon Hudson spoke regarding commercial parking ordinance changes, and urged the Commission to include discretionary review early in the project review process. 3) Steve Wollmer spoke about the University Avenue Strategic Plan zoning amendments, and opportunities to improve the zoning ordinance.

PLANNING STAFF REPORT

Land Use Planning Manager Rhoades provided an update on Council's action on the University Avenue Strategic Plan zoning amendments, one provision of which is to be brought back to the Planning Commission. He noted there will be a public EIR scoping meeting on the Draft Southside Plan EIR on Monday, November 15, at the North Berkeley Senior Center. In addition, the City Council took action on the appeal on 1650 La Vereda, remanding the project back to ZAB and to the Landmarks Preservation Commission.

MINUTES

No action was taken on the September 8, 2004 minutes.

M/S/C to approve the minutes of September 22, 2004 (Wengraf/Burke) Ayes: Burke, Fireman, Pollack, Stoloff, Wengraf. Noes: None. Abstentions: Poschman. Absent: Perry, Tabb, Wiggins.
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45 M/S/C to approve the minutes of October 13, 2004 (Poschman/Burke) Ayes: Burke, 46 Fireman, Pollack, Poschman, Stoloff, Wengraf. Noes: None. Abstentions: None. Absent: 47 Perry, Tabb, Wiggins.
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49 **UPCOMING AGENDA ITEMS**

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51 Staff showed the Commission a new “Upcoming Items” format that will be used starting
52 with the November 29 Planning Commission meeting.

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54 **Proposed Zoning Ordinance Amendment: Amending provisions of the Zoning**
55 **ordinance related to review of zoning applications by the Landmarks Preservation**
56 **Commission concerning BMC Sections 23B.24.030 (Application forms and**
57 **Supporting Materials – Additional Information for Certain projects); 23B.32.050**
58 **(Notice of Decision and Appeal); and 23C.08.050 (Demolitions of Buildings used for**
59 **Commercial, Manufacturing or Community, Institutional or Other non-residential**
60 **Uses)**

61
62 Land Use Planning Manager Rhoades summarized the information in the staff report. A
63 workshop on these matters will be scheduled for December 8, 2004. Staff will inform the
64 Zoning Adjustments Board and Landmarks Preservation Commission of the workshop
65 details.

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67 **Mayor’s Task Force on Permitting and Development Recommendations C1.1**
68 **and C1.2 For Commercial Parking Requirements**

69
70 Associate Planner Dando provided a summary of comments from the Oct. 27 workshop,
71 summarized the 5 policy points presented in the staff report, and clarified areas where
72 staff asked for direction from the Commission. The Planning Commission discussed the
73 issues raised and indicated staff should proceed to draft new ordinance language for
74 possible discussion December 8, and possibly set the matter for hearing at the November
75 29 meeting.

76
77 **Discussion of Impact on Planning Commission of City Council’s action (if any) on**
78 **Creeks Ordinance process**

79 Land use Manager Rhoades summarized the City Council’s action of Nov. 9. The
80 Commission discussed the matter. Staff was asked to put the creeks item on future
81 agendas. The Chair confirmed that the Commission would schedule discussion on the
82 November 29 agenda.

83 **Set for hearing: Proposed Amendments to the Zoning Ordinance, BMC**
84 **23D.XX.030, 23E.04.020, 23E.48.040, 23E.48.070, 23F.040.010, and Appendix A,**
85 **concerning the special requirements for hot tubs, accessory building standards, a**
86 **food service permitting requirement, a mixed-use building setback, the demolition**
87 **of enclosed structures and a code reference (ZA 9-04)**

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89 M/S/C to set for public hearing. (Wengraf/Poschman). Ayes: Burke, Fireman, Pollack,
90 Poschman, Stoloff, Wengraf. Noes: None. Abstentions: None. Absent: Perry, Tabb,
91 Wiggins.

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93 **Set for hearing: Proposed Amendments to the Zoning Ordinance, BMC 23D.08.010,**
94 **23E.28.030, 23E.52.030, 23E.56.030, and 23E.80.080 correcting code references,**
95 **parking and special requirements for live/work projects, and clarifying**
96 **considerations for shared parking (ZA 10-04)**

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98 M/S/C to set for public hearing. (Wengraf/Poschman). Ayes: Burke, Fireman, Pollack,
99 Poschman, Stoloff, Wengraf. Noes: None. Abstentions: None. Absent: Perry, Tabb,
100 Wiggins.

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102 The meeting was adjourned at 8:05 p.m.