

**APPROVED MINUTES OF SPECIAL PLANNING COMMISSION MEETING
December 15, 2004**

ROLL CALL

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

Location: West Berkeley Senior Center.

Commissioners Present: Burke, Fireman (left at 9:55), Holland, Pollack, Shumer, Stoloff, Tabb.

Commissioners Absent: Wengraf, Wiggins.

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

ORDER OF THE AGENDA

No change.

PUBLIC COMMENT PERIOD

There were eighteen speakers. 1) Primo Facchini expressed concerns about the West Berkeley Bowl proposal and its effects on traffic, and that a neighborhood-serving store would be an appropriate fit. 2) Mary Lou Van Deventer said the notice of the meeting was inadequate. She said the West Berkeley Bowl project has potential to fundamentally change the character of the neighborhood. 3) Antoine Portales of the East Bay French American School said the school is very concerned about the West Berkeley Bowl's potential impact on traffic, pollution, and parking. They are not in support of the project. 4) Ranil Abeysekera of Inkworks was concerned about traffic and pollution that could result from the West Berkeley Bowl project, particularly the potential effect on children, and felt there should be a public dialogue and more dissemination of information about the proposal. 5) John Curl disagreed with the West Berkeley Bowl staff report analysis that the proposal is consistent with the West Berkeley Plan. 6) Susanne Herwig said the West Berkeley Bowl project is too big, and that Seventh St. already can't handle traffic in the area. 7) John Phillips said the West Berkeley Bowl project does not have enough parking, and that the project will have a negative impact on the neighborhood. 8) Fran Haselsteiner said, concerning the West Berkeley Bowl proposal, that the area needs a store similar to Andronico's on University, not a superstore. She urged the Planning Commission not to amend the General Plan to accommodate a single project. 9) Ron Wichmann was concerned that notice of the meeting was not adequate. He asked that the Planning Commission, in its consideration of the West Berkeley Bowl project, respect the existing infrastructure. 10) Susan Libby, also addressing the West Berkeley Bowl project, said the City is making a mistake in changing the industrial space to non-industrial uses. 11) Karen Hexem spoke in support of the West Berkeley Bowl project. 12) Daniele Spellman asked that the review process for the West Berkeley Bowl include time for neighbor input, and that concerns should be addressed. 13) Rick Auerbach said the West Berkeley Bowl project is too big, and was critical of the staff report discussion of the

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46 West Berkeley Plan goals. 14) Diana Keena spoke in support of completion of the bike
47 route between Berkeley and Emeryville. 15) Gary Robinson was concerned about safety
48 and conflicts between vehicles and pedestrians worsening due to the West Berkeley Bowl
49 project. 16) Marvin Lipofsky spoke in support of the West Berkeley Bowl project. 17)
50 Stephen Dunn expressed concerns about traffic in connection with the West Berkeley
51 Bowl. 18) Gianna Ranuzzi asked for assurance that the existing Berkeley Bowl on
52 Shattuck would not close, if a new Berkeley Bowl were opened in West Berkeley.

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54 **PLANNING STAFF REPORT**

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56 Land Use Manager Rhoades told the Commission the Council has referred issues related
57 to the Commercial quotas in the Elmwood District to the Commission. He also indicated
58 the Planning Commission work program would be brought to the Commission at a future
59 meeting.

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61 **CHAIRPERSON'S REPORT**

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63 Chair Pollack said he would ask staff to agendize an item for the January 12, 2005
64 meeting to consider a subcommittee for the Southside Plan EIR.

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66 **COMMITTEE REPORTS**

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68 None.

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70 **APPROVAL OF MINUTES**

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72 M/S/C to approve the minutes of November 29, 2004 (Tabb/Shumer) Ayes: Burke, 73 Fireman, Pollack, Shumer, Tabb, Stoloff. Noes: None. Abstentions: Holland. Absent: 74 Wengraf, Wiggins

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76 **UPCOMING AGENDA ITEMS**

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78 No changes.

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80 **West Berkeley Bowl**

81

82 Land Use Planning Manager Rhoades made an introduction to the project and explained
83 the actions that the Planning Commission would consider on the General Plan
84 Amendment, Zoning Amendment, and environmental determination. After the Planning
85 Commission action, the City Council would conduct an additional public hearing and
86 take action on the General Plan and Zoning amendments. After that, the Zoning
87 Adjustments Board would be able to take action on the project itself.

88

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December 15, 2004**

89 Principal Planner Gatzke explained the elements of the project, and issues such as
90 conversion of MU-LI lands to Commercial, fiscal impacts, traffic, parking, and bicycle
91 circulation. The project architect, Kava Massih, commented on the project.
92

93 The commissioners discussed issues and directed questions to staff and the applicant's
94 representatives. The commission discussed whether or not to hold a workshop on
95 January 12, 2005, or alternatively, to conduct a public hearing on January 12.
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97 A motion was made by Commissioner Stoloff and seconded by Commissioner Tabb to
98 set the hearing on the West Berkeley Bowl in the form of a workshop on January 12,
99 2005.
100

101 The motion was discussed. A motion was substituted for the original motion by
102 Commissioner Burke, seconded by Commissioner Holland, to conduct a workshop on
103 the West Berkeley Bowl on January 12, 2005.
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105 A vote was taken on the substitute motion.
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107 M/S/F to conduct a workshop on the West Berkeley Bowl on January 12, 2005. 108 (Burke/Holland) Ayes: Burke, Holland, Shumer. Noes: Fireman, Pollack, Stoloff, Tabb. 109 Abstentions: None. Absent: Wengraf, Wiggins.
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111 The vote was taken on the original motion.
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113 M/S/C to set the hearing on the West Berkeley Bowl in the form of a workshop on 114 January 12, 2005. (Stoloff/Tabb) Ayes: Burke, Fireman, Pollack, Shumer, Stoloff, Tabb. 115 Noes: None. Abstentions: Holland. Absent: Wengraf, Wiggins.
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117 Staff was asked to consider holding the meetings on the West Berkeley Bowl at the West
118 Berkeley Senior Center.
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120 **Discussion of December 8, 2004 Workshop on Landmarks Preservation Ordinance**
121 **and Zoning Ordinance Amendments.**
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123 Planning Director Marks and Assistant City Attorney Cowan answered the
124 commissioners' questions concerning process for review by the Landmarks Preservation
125 Commission, future staffing needs, and other details. Chair Pollack asked the
126 commissioners to consider having a subcommittee to work on the Landmarks-related
127 ordinance amendments. He also requested that commissioners bring to the January 12
128 meeting a list of all items they would ask staff to work on, so that staff would have clear
129 direction to progress with this project.
130

131 **Discussion of Impact on Planning Commission of City Council's action on Creeks**
132 **Ordinance process.**
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**APPROVED MINUTES OF SPECIAL PLANNING COMMISSION MEETING
December 15, 2004**

134 No discussion. The Chair asked staff to put this item on the January 12, 2005 agenda.
135

136 **Set for hearing: Proposed Zoning Amendments to BMC 23D.04.060, 23E.48.030,**
137 **23E.52.070.B.1, 23E.96.090.B, and 23E.48.040 correcting grammar, code references**
138 **and titles (ZA 11 through 15-04).**

139

140 The commissioners discussed adding a change to section 23E.52.070.B.2 (similar to B.1),
141 and adding the word “also” to section 23D.04.060 so it would read in part “ ... all utility
142 meters must also be effectively screened...” .
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144

144 M/S/C to set the hearing on Proposed Zoning Amendments to BMC 23D.04.060, 145 23E.48.030, 23E.52.070.B.1, 23E.52.070.B.2, 23E.96.090.B, and 23E.48.040 correcting 146 grammar, code references and titles (ZA 11 through 15-04) for February 9, 2005. 147 (Burke/Tabb) Ayes: Burke, Holland, Pollack, Shumer, Stoloff, Tabb. Noes: None. 148 Abstentions: None. Absent: Wengraf, Wiggins.

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150 **Set for hearing: Proposed Zoning Amendments to BMC 23D.16.080.B,**
151 **23D.32.070.F, 23E.24.020.B.2, and 23E.40.030 correcting grammar, syntax, and a**
152 **code reference (ZA 16 through 19-04).**

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154 M/S/C to set the hearing on Proposed Zoning Amendments to BMC 23D.16.080.B, 155 23D.32.070.F, 23E.24.020.B.2, and 23E.40.030 correcting grammar, syntax, and a code 156 reference (ZA 16 through 19-04) for February 9, 2005. (Tabb/Shumer) Ayes: Burke, 157 Holland, Pollack, Shumer, Stoloff, Tabb. Noes: None. Abstentions: None. Absent: 158 Wengraf, Wiggins.
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159

160 **Set for hearing: Proposed Zoning Amendments to BMC 23E.32.010, 23E.52.070.E,**
161 **23F.04, and Appendix A correcting grammar, syntax, terminology and a code**
162 **reference (ZA 20 through 23-04).**

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164 M/S/C to set the hearing on Proposed Zoning Amendments to BMC 23E.32.010, 165 23E.52.070.E, 23F.04, and Appendix A correcting grammar, syntax, terminology and a 166 code reference (ZA 20 through 23-04) for February 9, 2005. (Tabb/Burke) Ayes: Burke, 167 Holland, Pollack, Shumer, Stoloff, Tabb. Noes: None. Abstentions: None. Absent: 168 Wengraf, Wiggins.

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170 The meeting was adjourned at 10:05 p.m.