



Planning Commission

**Wednesday, June 22, 2005**  
**North Berkeley Senior Center**  
**8:00 PM**

**1901 Hearst Avenue**

**Note: 8 p.m. start time for the June 22, 2005 meeting only**

*The Planning Commission will convene the regular June 22, 2005 Planning Commission meeting at 8:00 p.m., following a special meeting from 6:30 to 8:00 for a joint workshop with the Parks and Recreation Commission.*

**AGENDA**

**Regular Meeting of the Planning Commission**  
**8:00 p.m. Wednesday, June 22, 2005**

1. *Roll Call*
2. *Public Comment Period:* Speakers are customarily allotted up to three minutes each. Speakers are encouraged to submit more extensive comments in writing. To ensure adequate time for action items on the Agenda, the Planning Commission may limit the number of public speakers during the public comment period.
3. *Order of Agenda*

**ACTION ITEMS:** Matters for discussion and possible action.

4. **PUBLIC HEARING: David Brower Center/Oxford Plaza** Public hearing on, and review and consideration by the Planning Commission of, a proposal to: (1) recommend that the City Council adopt amendments to the Downtown Plan to create a new height and floor area bonus for the project site in order allow the proposed David Brower Center/Oxford Plaza project. The new bonus would allow the following: 2 additional floors (for a total of 5, where current non-bonus standards allow 3); maximum building height of 60 feet (current non-bonus standards allow 40); Maximum FAR of 3.55:1 (current non-bonus standards allow 3.0:1). (2) provide comments on proposed mitigated negative declaration and initial study prepared for the amendments, and recommend that the City Council adopt the negative declaration with revisions as necessary to address comments. (The Downtown Plan is incorporated into the General Plan by reference.)(Report Attached.)

5. **PUBLIC HEARING: Home Occupation Permitting Thresholds** Review possible zoning amendments for reduced permitting threshold for teaching-related home occupations per City Council referral. The Planning Commission previously conducted a public hearing on home occupation permitting thresholds, and closed the public hearing on January 26, 2005. (Report Attached).
6. **Housing Element Appendix – Table 6** (Action was previously taken to approve amendments to the Housing Element Appendix on Oct. 27, 2004, with updated/corrected version of Table 6 to come back to the Planning Commission before the amendments are submitted to City Council) (Hearing closed October 27, 2004) (Report attached.)
7. **Berkeley Unified School District West Campus Master Plan Parking** - Consider proposed comment from the Commission to the BUSD regarding General Plan Policy and University Avenue Strategic Plan guidance as to quantity of parking, shared parking and housing/mixed use along University Avenue proposed for the West Campus Master Plan. (Memo from Planning Commissioners Stoloff and Wrenn attached. The full West Campus Draft Plan may be viewed at the BUSD web site, at [www.berkeley.k12.ca.us/docs/westcampus/draftmasterplan.pdf](http://www.berkeley.k12.ca.us/docs/westcampus/draftmasterplan.pdf))
8. *Planning Staff Report*: Report on upcoming planning issues and recent Council actions. In addition to the items below, additional matters may be reported to the Commission at the meeting.
9. *Chairperson's Report*: Report by Commission Chair.
10. *Committee Reports*: Reports by Commission committees or liaisons. In addition to the items below, additional matters may be reported to the Commission at the meeting.
  - a. Creeks Task Force
  - b. Southside EIR Subcommittee
  - c. Density Bonus Procedure/Inclusionary Housing Provisions Subcommittee
11. *Approval of Minutes*: Approved minutes of May 11, 2005; draft minutes of May 25, 2005
12. *Future Planning Commission Agenda Items and Other Planning-Related Events* (copy attached).

**INFORMATION ITEMS:** Action may be taken on any information report at this meeting if any Commissioner requests its placement on the agenda as an action item.

13. **Press Release: City of Berkeley and UC Berkeley Announce Landmark Agreement on University Growth Plan, dated May 25, 2005** (Copy attached).
14. **June 25, 2005 Agreement Between the University of California, Berkeley and the City of Berkeley** (Copy attached).
15. **Revised Landmarks Preservation Ordinance –Letter to State Office of Historic Preservation with Planning Commission Recommendations Made May 25, 2005** (Copy previously transmitted to Planning Commission; may be viewed at <http://www.ci.berkeley.ca.us/planning/landuse/LPO/default.htm>)

**COMMUNICATIONS:** In compliance with Brown Act regulations, no action may be taken on these items. However, discussion may occur at this meeting upon a Commissioner request.

Normally, communications received by the end of the day on the Wednesday one week before the Planning Commission meeting will be transmitted with the staff report packet to the commissioners. Communications received later will be sent to the Commission separately, either by handing out at the meeting or including in the next available Planning Commission packet.

- Email from Roger Marquis dated May 25, 2005 concerning the Historic Preservation Ordinance
- Memo from John English dated May 23, 2005 to the Planning Commission concerning “Technical Problems in Staff’s LPO and Zoning Drafts for March 25”
- Letter from the Berkeley Architectural Heritage Association dated May 25, 2005 concerning proposed amendments to the LPO
- Memo from Commissioner Poschman dated May 25, 2005 concerning 7<sup>th</sup> item from the memo from Commissioners Wengraf and Burke
- Memo from Commissioner Poschman dated May 25, 2005 concerning Allan Tobey’s memo
- Memo from Commissioner Poschman dated May 25, 2005 concerning amendments to RFD
- Memo from Commissioner Shumer dated May 25, 2005 concerning wording in the 3PM document

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**Please refrain from wearing scented products to public meetings.**

**Written material** may be viewed in advance of the meeting at the Planning and Development Department, 2118 Milvia Street, Third Floor, during working hours or at the Main Branch Library, Shattuck/Kittredge Streets, during regular library hours at the Reference Desk.

**Accommodations Provided Upon Request.** To request meeting materials in large print, Braille, or on cassette, or to request a sign language interpreter, assistive-listening device, real-time captioning or other accommodation for the meeting, call 981-7480 (voice) or 981-7474 (TDD). Providing at least five working days’ notice will help to ensure availability at the meeting.

**Note: If you object to a project or to any City action** or procedure relating to the project application, any lawsuit which you may later file may be limited to those issues raised by you or someone else in the public hearing on the project, or in written communication delivered at or prior to the public hearing. The time limit within which to commence any lawsuit or legal challenge related to these applications is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitations period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred.