

**APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING
June 22, 2005**

1 Time: The meeting was called to order at 8:05 p.m. by Chair Pollack.

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3 Location: North Berkeley Senior Center.

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5 **ROLL CALL**

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7 Commissioners Present: Burke, Han (Temporary appointee for Fireman, who is on a
8 leave of absence), Pollack, Poschman, Shumer, Stoloff, Wengraf, Wrenn.

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10 Commissioners Absent: Fireman (on leave of absence), Tabb.

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12 Staff Present: Gatzke, Homrighausen, Rhoades, Sage

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14 **PUBLIC COMMENT PERIOD**

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16 Speaker #1: Carol Lindeman said she thought consideration of the BUSD West Campus
17 Plan as proposed in item 7, without a hearing, is premature.

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19 Speaker #2: Thomas Twohy said a neighbor group, West Campus Neighbors and
20 Merchants Alliance, has been working on an alternative plan for the BUSD West
21 Berkeley campus site.

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23 Speaker #3: Peter Burrell said clarification was needed as to whether the City or the State
24 will control this building project once it is approved.

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26 Speaker #4: Kristin Leimkuhler said there are many more issues to consider on the BUSD
27 West Campus than are presented in the item 7 memo, and it is premature for the Planning
28 Commission to take it up at this point.

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30 Speaker #5: Steve Wollmer indicated some mixed-use development on the University
31 Ave. frontage could be appropriate.

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33 Speaker #6: Richard Graham said the West NEMA group calls for a parking structure to
34 be shared, and said General Plan policy on parking will have to meet reality, not ignore
35 reality.

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37 Speaker #7: Yolanda Huang spoke about night sky lighting and the importance of using
38 ecologically sound lighting.

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40 **ORDER OF THE AGENDA**

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42 Item 7 was moved to follow item 4.

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44 **PUBLIC HEARING: David Brower Center/Oxford Plaza**

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46 Staff person Sage summarized the requested amendments to the Downtown Plan and the
47 main issues identified in the Initial study. He also indicated Attachment 2 should refer to
48 units comprise 60% of residential space, not simply 60 % of space. John Clausen, project
49 sponsor, gave an overview of the project.

50

51 M/S/C to open the public hearing. (Shumer/Burke) Ayes: Burke, Han, Pollack,
52 Poschman, Shumer, Stoloff, Wengraf, Wrenn. Noes: None. Abstentions: None. Absent:
53 Tabb.

54

55 Speaker #1: Karen Koh spoke in favor of the project, and about opportunities to
56 incorporate green building features in Oxford Plaza, the residential component of the
57 project.

58

59 Speakers #2: Pamela Michael, a prospective tenant, spoke in support of the project.

60

61 Speaker #3: Jesse Arreguin spoke in support of the project and commented on the
62 Housing Advisory Commission's action in support of the project at an earlier stage in the
63 project.

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65 Speaker #4: Anna DeLeon spoke in support of the project.

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67 Speaker #5: Deborah Bahdia spoke in support of the project and said that the proposal fits
68 well in the context of downtown.

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70 Speaker #6: Nancy Skinner spoke in favor of the project, commenting that the proposed
71 plan amendment strikes an appropriate balance: the Downtown Plan will not be
72 undermined, but will be adapted to accommodate an excellent project.

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74 M/S/C to close the public hearing. (Poschman/Wengraf) Ayes: Burke, Han, Pollack,
75 Poschman, Shumer, Stoloff, Wengraf, Wrenn. Noes: None. Abstentions: None. Absent:
76 Tabb.

77

78 The commission discussed the proposal.

79

80 M/S/C to recommend that Council adopt the amendments shown in the staff report
81 Attachment 1, Proposed Downtown Plan Amendment for David Brower Center/Oxford
82 Plaza, as corrected by Mr. Sage in his comments, and recommend that Council adopt the
83 mitigated negative declaration with revisions as necessary to address comments.
84 (Wrenn/Burke) Ayes: Burke, Han, Pollack, Poschman, Shumer, Stoloff, Wengraf,
85 Wrenn. Noes: None. Abstentions: None. Absent: Tabb.

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87 **Berkeley Unified School District West Campus Master Plan Parking**

88 Commissioner Stoloff discussed the proposal he submitted with Commissioner Wrenn.
89 The Commission discussed it. Staff was asked to coordinate with the chair and vice-chair
90 to place consideration of this matter on a future agenda.

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Public Hearing: Home Occupation Permitting Thresholds

The commission discussed the advisability of setting the matter for hearing at a future commission meeting to consider home occupation permitting thresholds and to consider a reduced fee for an AUP for teaching.

M/S/C to set the matter for hearing July 27, 2005. (Poschman/Shumer) Ayes: Burke, Han, Pollack, Poschman, Shumer, Stoloff, Wengraf, Wrenn. Noes: None. Abstentions: None. Absent: Tabb.

Housing Element Appendix – Table 6

Staff person Homrighausen summarized the staff report. She explained that the Commission was asked to confirm Tables 6A and 6B, which were not completed when the commission acted on the recommendation to Council for the Housing Element Appendix amendments.

M/S/C to confirm Tables 6A and 6B attached to the June 22, 2005 staff report are included in the amendments to the General Plan Housing Element Appendix recommended for adoption by the City Council by the Planning Commission Oct. 27, 2004, and requesting that staff participate in methodology development in the Regional Housing Needs Assessment process. (Shumer/Wrenn) Ayes: Burke, Han, Pollack, Shumer, Stoloff, Wrenn. Noes: Poschman. Abstentions: Wengraf. Absent: Tabb.

PLANNING STAFF REPORT

None.

CHAIRPERSON’S REPORT

No Report.

COMMITTEE REPORTS

Creeks Task Force

Commissioner Burke said the Creeks Task Force has begun discussing what should be done to amend the creeks ordinance.

Density Bonus Subcommittee

Commissioner Wengraf indicated the subcommittee has met once, and will meet a second time Thursday June 23.

Southside EIR Subcommittee

Commissioner Wrenn said no additional work has been needed by the Southside Plan EIR subcommittee.

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136 **APPROVAL OF MINUTES**

137

138 M/S/C to approve the May 25, 2005 minutes as corrected. (Poschman/Wengraf) Ayes:
139 Burke, Han, Pollack, Poschman, Shumer, Stoloff, Wengraf, Wrenn. Noes: None.
140 Abstentions: None. Absent: Tabb.

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142 **PLANNING STAFF REPORT**

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144 No report.

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146 **CHAIRPERSON'S REPORT**

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148 No report.

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150 **ADJOURNMENT**

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152 The meeting was adjourned at 9:50 p.m.