



REGULAR MEETING OF THE PLANNING COMMISSION

Wednesday, July 13, 2005
North Berkeley Senior Center
7:00 PM

1901 Hearst Avenue

AGENDA

1. *Roll Call*
2. *Order of Agenda*
3. *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.
4. *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.
5. *Chairperson's Report:* Report by Commission Chair.
6. *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. Density Bonus Procedure/Inclusionary Housing Provisions Subcommittee
7. *Approval of Minutes:* Approved minutes of May 25, 2005, draft minutes of June 22, 2005 special meeting, and draft minutes of June 22, 2005 regular meeting
8. *Future Planning Commission Agenda Items and Other Planning-Related Events* (copy attached).

ACTION ITEMS: Matters for discussion and possible action. (In italics: left on from prior draft agenda for now.)

9. **Downtown Area Plan – Dan Marks, Director of Planning and Development, and Tom Lollini, Assistant Vice Chancellor, UC Berkeley, will provide a general description of the anticipated DAP process and schedule and respond to questions and comments from the Commission (No action by Planning Commission proposed) (The agreement between City and University, which calls**

for the Downtown Area Plan, was previously distributed. It can be accessed on the web at www.ci.berkeley.ca.us/manager/lrdp/ucblrdpagreement.pdf

10. **West Berkeley Bowl Draft Environmental Impact Report (EIR) Scoping Comment**
Opportunity for comment on the scope of the West Berkeley Bowl Draft EIR. The Initial Study was previously distributed (December, 2004). The Notice of Preparation and the Initial Study are available at the City Web site, www.ci.berkeley.ca.us/planning (Notice of Preparation and EIR Proposal Attached).
11. **Public Hearing: Amendments to the Waterfront Plan and Zoning Ordinance Related to the Gilman Street Playing Fields, including :**
 - a. **Proposed text amendments to the Berkeley Waterfront Specific Plan (adopted by the Berkeley City Council on October 7, 1986) establishing an “as of right” use for commercial recreation sports facilities and establishing that this use would be exempt from the requirements for a Master Development Permit (MDP).**
 - b. **Proposed text amendment to the SP district provisions of the Zoning Ordinance, BMC Section 23E.88.030, necessary to clarify that where the Specific Plan exempts a permitted use from the requirements of a Master Development Plan and Use Permit, the use is subject to Zoning Conformance procedures as set forth in BMC Section 23B.20.**
 - c. The Initial Study and Proposed Mitigated Negative Declaration (IS/MND) that analyzes the environmental impacts of the proposed Playing Fields and the proposed amendments to the Berkeley Waterfront Specific Plan and BMC Zoning Ordinance. (Report Attached).
12. **Public Hearing: 2113 - 2119 Delaware Street - Eight (8)-unit residential project in an existing two-story building -- four (4) units on first floor and four (4) units on the second floor -- to allow condominium ownership - Tentative Tract Map 7575** (Report Attached).
13. **Public Hearing: 1728 - 1730 Hearst Ave. - Five (5)-unit residential project in two existing buildings -- four (4) units in a two-story building near the front of the property and a single unit in a two-story building near the rear of the property -- to allow condominium ownership - Tentative Tract Map 7587** (Report Attached).
14. **Public Hearing: 2025 Channing Way - Proposed thirty (30) unit residential project to allow condominium ownership - Tentative Tract Map 7562** (Report Attached).
15. **Set For Hearing: Zoning Ordinance Amendments for Yard Definitions** (Report 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.

None.

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.

- Letter from the McGee-Spaulding Historical Interest Group dated July 7, 2005 concerning proposed amendments to the Landmarks Preservation Ordinance

- Letter from CUE dated March 9, 2005 concerning support for Oxford Plaza and the David Brower Center
- Letter from AFSCME dated April 19, 2005 concerning support for Oxford Plaza and the David Brower Center
- Letter from the UC Berkeley Center for Educational Outreach concerning support for Oxford Plaza and the David Brower Center
- Memo from Peter Eakland of the COB Engineering Department dated June 20, 2005 concerning the Gilman Ballfields Initial Study
- Email from Steve Wollmer dated June 23, 2005: Aerial picture of BUSD West Campus

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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.