



## REGULAR MEETING OF THE PLANNING COMMISSION

**Wednesday, September 14, 2005**  
**North Berkeley Senior Center**  
**7:00 PM**

**1901 Hearst Avenue**

### AGENDA

*Note: Item no. 9, the presentation on Downtown Berkeley by Deborah Badhia, Executive Director of the Downtown Berkeley Association, will begin at 7:30 p.m.*

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 July 13, 2005; draft minutes of July 27, 2005
8. *Future Planning Commission Agenda Items and Other Planning-Related Events* (copy attached).

### PRESENTATION:

9. **Downtown Berkeley – Presentation from Deborah Badhia, Executive Director, Downtown Berkeley Association** (*Scheduled for 7:30 p.m.*) (No report.)

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

10. **PUBLIC HEARING: 2025 Channing Way - Proposed thirty (30) unit residential project to allow condominium ownership - Tentative Tract Map 7562** (Report Attached).
11. **PUBLIC HEARING: 1116 – 1132 University Avenue - Proposed sixty-nine (69) unit condominium project to allow condominium ownership of two commercial units, two live-work units, and 65 residential dwelling units - Tentative Tract Map 7661** (Report Attached).
12. **SET FOR HEARING: Zoning Ordinance Amendments for Yard Definitions** (Report Attached).
13. **SET FOR HEARING: Zoning Ordinance Amendments for Elimination of Accessory Dwelling Units By Right** (Report attached).
14. **Downtown Area Plan –Discussion by the Commission on the anticipated DAP process and schedule** (No action by Planning Commission proposed, unless a Commissioner requests that this item be placed on a future agenda for action.) (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](http://www.ci.berkeley.ca.us/manager/lrdp/ucblrdpagreement.pdf)) (No report).
15. **Information/Discussion: Proposed increase to Fees for Filing Appeals to the City Council Regarding Land Use Matters** (Draft Report to City Council 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.

16. Update on Implementation of Parking Revisions
17. Information from City Clerk's Office on Web Subscription to Planning Commission Home Page
18. Letter to Dennis Mayeron from the Planning and Development Department Concerning the Otis Street/Russell Street Area Zone Reclassification Request

**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 Bobbi Sloan dated July 26, 2005 regarding TICs to Condos
- Letter from Michael Larrick dated July 25, 2005 regarding the West Berkeley Bowl
- Email from Deborah Chernin dated July 25, 2005 regarding Burrowing Owl Survey (attached) from Ibis Environmental Services
- Email from Steven Donaldson dated July 28, 2005 regarding the West Berkeley Bowl
- Fax from East Bay MUD dated August 2, 2005 regarding the West Berkeley Bowl NOP
- Email from Fran Haselsteiner dated August 5, 2005 regarding the West Berkeley Bowl
- Fax from Bryce Nesbitt dated August 5, 2005 regarding the West Berkeley Bowl EIR
- Letter from the Department of Transportation dated August 23, 2005 regarding the West Berkeley Bowl NOP

- Letter from the Office of Historic Preservation dated July 12, 2005 regarding revisions to the Zoning Ordinance and the LPO
- Letter from the Office of Historic Preservation dated August 15, 2005 regarding the review of the revised Zoning Ordinance and LPO
- “Thank you” letter from J. Garth dated August 4, 2005 to the Planning Commission
- Letter from the Office of Historic Preservation dated December 7, 2004 regarding Panoramic Hill
- Memo from Robert Lauriston dated September 7, 2005 regarding “Yard” definition
- Email from Juliet Lamont dated September 6, 2005 regarding appointing a Creeks representative in the downtown planning process
- Email from Elyce Judith dated September 6, 2005 regarding the Downtown Plan
- Letter from Kathleen Keller dated August 27, 2005 regarding 2025 Channing Way development proposal
- Letter from the LeConte Neighborhood Association dated July 22, 2005 regarding the Downtown Area Plan
- Letter from the Sierra Club dated September 7, 2005 regarding the Downtown Area Plan
- Letter from the Department of Transportation dated August 30, 2005 regarding the Gilman St. Playing Fields
- Letter from the Department of Transportation dated August 23, 2005 regarding the West Berkeley Bowl NOP
- Letter from the State Department of Parks and Recreation dated July 27, 2005 regarding the Gilman St. Playing Fields

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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.