

MINUTES OF REGULAR PLANNING COMMISSION MEETING
September 14, 2005

1 Time: The meeting was called to order at 7:00 p.m. by Chair Pollack.

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3 Location: North Berkeley Senior Center.

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5 **ROLL CALL**

6

7 Commissioners Present: Bronstein (temporary appointee for Poschman), Burke (left
8 8:30), Pollack, Samuels, Sheen, Shumer, Wengraf (arr. 7:10), Wrenn (arr. 7:20).

9

10 Commissioners Absent: Poschman (Leave of absence), Stoloff

11

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

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14 **ORDER OF THE AGENDA**

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16 Item 14 moved to follow item 9.

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18 **PUBLIC COMMENT PERIOD**

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20 Speaker #1: Juliet Lamont spoke in support of a Downtown Area Plan (DAP) advisory
21 committee similar to the committees for the Downtown Plan and the Hotel/Conference
22 Center task force.

23

24 Speaker #2: Elyce Judith commented she thought it ironic that the City would do a new
25 downtown plan, as much of what was to have been done under the existing Downtown
26 Plan is yet to be accomplished.

27

28 Speaker #3: Steve Wollmer encouraged a public participation process for the Downtown
29 Area Plan.

30

31 Speaker #4: Ann Wagley asked Planning Commission to take a strong role in planning
32 for the downtown.

33

34 Speaker #5: Robert Lauriston said, concerning the proposed amendments to the zoning
35 code yard definition, that the staff analysis does not include a policy argument to support
36 the proposed change.

37

38 **PLANNING STAFF REPORT**

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40 Land Use Planning Manager Rhoades said that the General Plan Housing Element
41 amendments and the Gilman St. Playing Fields General Plan and Zoning Amendments
42 are scheduled for the City Council meeting of September 27, 2005.

43

44 **CHAIRPERSON'S REPORT**

45

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46 Chair Pollack said he will be seeking a Planning Commission appointee to serve on a task
47 force on downtown transit issues. He asked staff to distribute information on this subject
48 to the Commission at the next meeting. Also, he introduced Jim Samuels, who was just
49 appointed to the Planning Commission by Councilmember Capitelli.

50

51 **COMMITTEE REPORTS**

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53 **Creeks Task Force**

54 Commissioner Burke said the task force had heard a presentations by neighbors on Urban
55 Creeks at the most recent meeting.

56

57 **Density Bonus Subcommittee**

58 Commissioner Wengraf said the next joint meeting of the Density Bonus Subcommittee
59 will be Wednesday October 19 from 4-6 p.m. She said it is mutually understood by the
60 ZAB chair and PC chair that the ZAB subcommittee will proceed with work they have
61 begun, up to October 19. Chair Pollack asked staff to convey to Council that the
62 Planning Commission wants to see a joint process go forward after October 19.

63

64 **APPROVAL OF MINUTES**

65

66 M/S/C to approve the minutes for July 27: (Wengraf/Shumer) Ayes: Burke, Pollack,
67 Samuels, Sheen, Shumer, Wengraf. Noes: None. Abstentions: Bronstein, Wrenn. Absent:
68 Stoloff.

69

70 **UPCOMING AGENDA ITEMS**

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72 Staff was asked to include the Downtown Area Plan as an agenda item on the September
73 28, 2005 agenda. Staff responded to questions about the upcoming West Berkeley Bowl
74 Draft Environmental Impact Report. The Commission discussed changes to the Planning
75 Commission schedule due to holidays (Yom Kippur begins Oct. 12) and the closure of
76 City offices the week of Dec. 26-Jan. 3

77

78 M/S/C to cancel the October 12 meeting: (Burke/Wrenn) Ayes: Bronstein, Burke,
79 Pollack, Samuels, Sheen, Shumer, Wengraf, Wrenn. Noes: None. Abstentions: None.
80 Absent: Stoloff.

81

82 M/S/C to schedule a special meeting on October 19: (Burke/Wengraf) Ayes: Bronstein,
83 Burke, Pollack, Samuels, Sheen, Shumer, Wengraf, Wrenn. Noes: None. Abstentions:
84 None. Absent: Stoloff.

85

86 M/S/C to cancel the December 28 meeting: (Burke/Shumer) Ayes: Bronstein, Burke,
87 Pollack, Samuels, Sheen, Shumer, Wengraf, Wrenn. Noes: None. Abstentions: None.
88 Absent: Stoloff.

89

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PRESENTATION

Downtown Berkeley –Presentation by Deborah Badhia, Executive Director, Downtown Berkeley Association Ms. Badhia gave a presentation on “Downtown Renaissance”, examining change in the Downtown and highlighting matters such as district identity, transit connection, success of the Arts District, and the role of “anchor” non-profits and public institutions to bring people downtown.

ACTION/DISCUSSION ITEMS

Downtown Area Plan (DAP) Commissioner Wrenn discussed the written proposal distributed to the Commissioners on including stakeholders in the DAP plan process. Planning Director marks commented that a report on the DAP process is going to Council September 27. That report will be distributed to the Commissioners in advance of the Council meeting. Commissioner Burke asked that the Hotel/Conference Center Task Force recommendations be made available to the Planning Commission for the next meeting, and that a copy of the adopted Downtown Plan be sent to all Planning Commissioners who don’t have it.

M/S/C to put consideration of the Downtown Area Plan process, and role of the Planning Commission, on the September 28, 2005 Planning Commission agenda: (Wrenn/Burke)
Ayes: Bronstein, Burke, Pollack, Samuels, Sheen, Shumer, Wengraf, Wrenn. Noes: None. Abstentions: None. Absent: Stoloff.

2025 Channing Way Condominium Map

M/S/C to re-open the public hearing. (Shumer/Wrenn) Ayes: Bronstein, Pollack, Samuels, Sheen, Shumer, Wengraf, Wrenn. Noes: None. Abstentions: None. Absent: Burke (left early), Stoloff.

There were no speakers.

M/S/C to continue the public hearing open to September 28, 2005. (Shumer/Samuels)
Ayes: Bronstein, Pollack, Samuels, Sheen, Shumer, Wengraf, Wrenn. Noes: None. Abstentions: None. Absent: Burke (left early), Stoloff.

There was no discussion.

1116-1132 University Avenue Condominium Map

M/S/C to open the public hearing. (Wengraf/Shumer) Ayes: Bronstein, Pollack, Samuels, Sheen, Shumer, Wengraf, Wrenn. Noes: None. Abstentions: None. Absent: Burke (left early), Stoloff.

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134 Speaker #1: Alex Varum, representing the project applicant, asked the Planning
135 Commission to approve the project and responded to questions from the Commission.

136

137 Speaker #2: Stephen Wollmer said he believed there was an error in the calculation of
138 affordability by the Housing Department, and urged the Commission not to approve the
139 condominium subdivision.

140

141 M/S/C to close the public hearing. (Wengraf/Shumer) Ayes: Bronstein, Pollack,
142 Samuels, Sheen, Shumer, Wengraf, Wrenn. Noes: None. Abstentions: None. Absent:
143 Burke (left early), Stoloff.

144

145 M/S/C to approve the condominium map per staff recommendation in the report to
146 Planning Commission dated September 14, 2005. (Wengraf/Samuels) Ayes: Pollack,
147 Samuels, Sheen, Shumer, Wengraf, Wrenn. Noes: None. Abstentions: Bronstein. Absent:
148 Burke (left early), Stoloff.

149

150 **Zoning Amendments for the Definition of Yard and the Location of Residential**
151 **Parking Spaces**

152

153 M/S/C to set for public hearing September 28, 2005. (Shumer/Samuels) Ayes:
154 Bronstein, Pollack, Samuels, Sheen, Shumer, Wengraf, Wrenn. Noes: None.
155 Abstentions: None. Absent: Burke (left early), Stoloff.

156

157 **Revisions to BMC 23C.08 for Elimination of Accessory Dwelling Units (ADUs)**

158

159 M/S/C to set for public hearing September 28, 2005. (Wengraf/Shumer) Ayes:
160 Bronstein, Pollack, Samuels, Sheen, Shumer, Wengraf, Wrenn. Noes: None.
161 Abstentions: None. Absent: Burke (left early), Stoloff.

162

163 **Fee for Filing an Appeal to Council Regarding Land Use Matters**

164

165 Planning Director Marks explained the proposed fee changes. The Commission discussed
166 the proposal and asked staff to schedule additional discussion on the Planning
167 Commission agenda of October 19.

168

169 **ADJOURNMENT**

170 The meeting was adjourned at 9:10 p.m.