

**APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING  
October 26, 2005**

1 Time: The meeting was called to order at 7:05 p.m. by Chair Pollack.

2

3 Location: North Berkeley Senior Center.

4

5 **ROLL CALL**

6

7 Commissioners Present: Burke, Pollack, Poschman, Samuels, Sheen, Shumer, Stoloff,  
8 Wengraf.

9

10 Commissioners Absent: Wrenn.

11

12 Staff Present: Fogarty, Gatzke, Harrison, Homrighausen, Lee, Rhoades

13

14 **ORDER OF THE AGENDA**

15

16 No change.

17

18 **PUBLIC COMMENT PERIOD**

19

20 Speaker #1: John Curl said West Berkeley land use policy matters need to be examined  
21 to identify their effect on industrial zoning in West Berkley.

22

23 Speaker #2: Steve Wollmer said it was important to retain the industrial base in Berkeley.

24

25 Speaker #3: Rick Auerbach showed the commissioners a list of companies located in  
26 West Berkeley and said they contribute to economic diversity and other forms of  
27 diversity.

28

29 Speaker #4: Mary Lou Van Deventer said people should know of the importance of  
30 industries in West Berkeley.

31

32 Speaker #5: Sandy Simon observed the West Berkeley area has problems with refuse and  
33 unneighborly businesses, and she doesn't see why everyone can't work together.

34

35

36 **PLANNING STAFF REPORT**

37

38 Land Use Planning Manager Rhoades said that on Oct. 25, the Council had the second  
39 reading of condominium ordinance revisions as well as the second reading of an  
40 ordinance to address soft-story buildings. Council will take up the Transportation  
41 Services Fee study on December 6. At the Oct. 25 Council meeting, the Council  
42 discussed changes to the Major Residential Additions ordinance. Council may ask the  
43 Planning Commission for recommendations regarding codification of the public  
44 notification requirements requiring the large yellow signs that are currently required

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45 administratively. The Southside Plan Draft Environmental Impact Report is expected to  
46 be released in January 2006.

47

48 **CHAIRPERSON'S REPORT**

49

50 No report.

51

52 **COMMITTEE REPORTS**

53

54 **Creeks Task Force**

55 Commissioner Burke provided a report to the commission on areas of consensus reached  
56 by the Creeks Task Force as well as issues that will take longer to build consensus  
57 around.

58

59 **Density Bonus Subcommittee**

60 Commissioner Wengraf said the next joint meeting of the Density Bonus Subcommittee  
61 will be Wednesday November 2 from 3-5 p.m. Topics for that meeting include items for  
62 the work plan.

63

64 **Downtown BART Plaza and Transit Area Design Plan Citizens Advisory Committee**

65 Commissioner Burke said the first meeting will be October 27.

66

67 **APPROVAL OF MINUTES**

68

69 None.

70

71 **UPCOMING AGENDA ITEMS**

72

73 Land Use Planning Manager Rhoades said there would be an opportunity for the  
74 Planning Commission to provide additional input to the Council regarding the  
75 Transportation Services Fee.

76

77 **Public Hearing: 3075 Telegraph Condominium Tentative Map**

78 Land Use Planning Manager Rhoades summarized the staff report.

79

80 M/S/C to open the public hearing. (Wengraf/Burke) Ayes: Burke, Pollack, Poschman,  
81 Samuels, Sheen, Shumer, Stoloff, Wengraf. Noes: None. Abstentions: None. Absent:  
82 Wrenn.

83

84 Speaker #1: Sam Sorokin, representing the project, spoke in favor of the project and  
85 responded to questions from the commission.

86

87 M/S/C to close the public hearing. (Stoloff/Samuels) Ayes: Burke, Pollack, Poschman,  
88 Samuels, Sheen, Shumer, Stoloff, Wengraf. Noes: None. Abstentions: None. Absent:  
89 Wrenn.

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90  
91 The commission discussed the project and conditions.  
92

93 M/S/C to approve the condominium map per staff recommendation in the report to  
94 Planning Commission dated October 26, 2005, with the following change to the condition  
95 numbered #1 on page 3 of the staff report (added text shown underlined): “Prior to the  
96 approval of a Final Tract Map, or prior to issuance of a Certificate of Occupancy,  
97 whichever is later, an Affordable Housing Agreement...”, and with the proviso that if  
98 action at the Zoning Adjustments Board does not result in the change of conditions  
99 described to the Planning Commission, the Planning Commission will be informed and  
100 additional procedural steps will be taken. (Poschman/Wengraf) Ayes: Burke, Pollack,  
101 Poschman, Samuels, Sheen, Shumer, Stoloff, Wengraf. Noes: None. Abstentions: None.  
102 Absent: Wrenn.

103  
104 **West Berkeley Bowl Draft Environmental Impact Report**  
105

106 Project Planner Lee summarized the staff report. The commission received comments on  
107 the Draft Environmental Impact Report.  
108

109 Speaker # 1: Christine Staples said the West Berkley neighborhood needs the grocery  
110 store.  
111

112 Speaker #2: John Curl asked the commission to imagine a 91,000 sq. ft. grocery store,  
113 and imagine what the impacts will be. He felt the discussion in the DEIR was selective,  
114 to cast the project in a favorable light.  
115

116 Speaker #3: Sandy Simon spoke in support of the project and commented it is a mistake  
117 for the traffic to come off 9<sup>th</sup> St. She thought Berkeley Bowl should consider operating  
118 attended, secure bike parking to keep customers’ bikes from being stolen.  
119

120 Speaker #4: Claudia Cawczynska said she supports the project, and that it is necessary to  
121 examine how the traffic mitigations will work over time.  
122

123 Speaker #5: Cameron Woo spoke in support of the Berkeley Bowl.  
124

125 Speaker #6: Steve Wollmer said he would have liked to see an alternative analyzed in the  
126 EIR with a smaller store, but that wouldn’t have achieved the project objectives.

127 Speaking as a Berkeley Bowl shopper, only half his trips to the existing Berkeley Bowl  
128 are pass-by trips.  
129

130 Speaker # 7: Mary Lou Van Deventer said their traffic engineer has found that 7<sup>th</sup> and  
131 Ashby is already at capacity. It will not improve the situation to change the access at 9<sup>th</sup>  
132 and Ashby.  
133

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134 Speaker #8: Sandy Simon asked that the project include incentives for the employees not  
135 to drive to work, to relieve parking pressure in the area.

136

137 Speaker #9: Rick Auerbach said the 27,000 sq. ft. store was characterized incorrectly as a  
138 convenience store. He also said that the area is in a traffic lull, due to the dot-com bust  
139 and its aftermath.

140

141 The chair entertained a motion to set the matter for hearing December 14, 2005.

142

143 M/S/C to set the West Berkeley Bowl for a public hearing December 14, 2005.  
144 (Shumer/Sheen) Ayes: Burke, Pollack, Poschman, Samuels, Sheen, Shumer, Stoloff,  
145 Wengraf. Noes: None. Abstentions: None. Absent: Wrenn.

146

147 **Preliminary Discussion of Potential Zoning Change Options in West**  
148 **Berkeley for Business Retention of Automobile Sales**

149

150 Staff person Harrison summarized the staff report. Dave Fogarty of the Office of  
151 Economic Development commented on economic development aspects of automobile  
152 sales. The commission discussed the matter and staff responded to questions.

153

154 M/S/C to 1) have the chair and staff establish a date for a workshop on the subject, 2) for  
155 commissioners to send questions and topics for discussion at the workshop to Jordan  
156 Harrison, and 3) notify the West Berkeley Bowl "interested parties" list as well as to the  
157 five auto dealers in town of the date, time and location of the workshop.  
158 (Wengraf/Shumer) Ayes: Burke, Pollack, Poschman, Samuels, Sheen, Shumer, Stoloff,  
159 Wengraf. Noes: None. Abstentions: None. Absent: Wrenn.

160

161 **ADJOURNMENT**

162 The meeting was adjourned at 8:50 p.m.

163

164

165 Note on Commission Meeting Reporting:

166 In June, 2005, the City Council adopted a plan which requires commission secretaries to  
167 submit an annual report which summarizes for each meeting a) the number of  
168 commissioners in attendance, b) the number of members of the public in attendance, c)  
169 the number of speakers at Public Comment and d) the length of the meetings.

170

171 For the October 26, 2005 Planning Commission meeting, the following will be reported:

172 Commissioners in attendance: 8

173 Members of the public in attendance: 24

174 Speakers at Public Comment: 5

175 Length of the meeting: 1 hour 45 minutes