



Planning and Development Department
Land Use Planning Division

Action Minutes

Joint Planning Commission/ Zoning Adjustments Board/Housing Advisory Commission Density Bonus Subcommittee

When: Tuesday, November 22, 2005
3:00 to 5:30 pm

Where: Sitka Spruce Conference Room
Permit Service Center (Second Floor)
2120 Milvia Street, **BERKELEY, CA 94704** (Wheelchair Accessible)

Subcommittee Members P if present, A if absent

Zoning Adjustments Board
members:

- Dean Metzger A
- Rick Judd P
- David Blake P

- Bob Allen P

Planning Commission
members:

- Susan Wengraf P
- Helen Burke P
- Gene Poschman P

- David Stoloff P

Housing Advisory
Commission members:

- Jesse Arreguin P
- Marie Bowman P
- Andrew Murray
P

Agenda:

1. Public Comment: Steve Wollmer commented on the relationship between the City's and State's inclusionary policies. Barbara Gilbert commented on the inclusion of rent control and new student housing in counts of affordable housing. She also commented on zoning proximity of multi-family and single family residential.
2. Report from staff: Subcommittee Procedures – Possible agenda posting at City web site. Planning staff Sanderson presented examples of base projects and open space calculations.
3. Recommendations from ZAB Density Bonus Subcommittee Draft Recommendations dated Oct. 13, 2005 (which are stated briefly below. See ZAB Subcommittee Oct. 13, 2005 memo for full text of recommendations):

- a) Except in downtown districts, require a separate use permit for some or all required usable open space which is not located outdoors at ground level.

Subcommittee members discussed issues of usable open space on ground floor, podium, balcony, and rooftops. Commissioner Allen discussed a three-prong approach for the subcommittee: short term items as outlined in the ZAB memo; items that may go to the Planning Commission; and longer term policy changes. No actions or motions were made.

- b) Limit square footage of an additional story permitted as a result of including ground floor commercial space in a mixed-use building, to the square footage of the ground floor commercial space, rather than a full additional floor. Adopt standards for commercial space which is used to establish eligibility to add an additional residential story to a mixed-use building, such as minimum dimensions, square footage and ceiling heights.

Subcommittee did not have time to address this issue; it will be taken up at the next meeting.

- c) Except in downtown districts, require a separate use permit for lift parking, or for lift parking in excess of a specified percentage of a building's parking requirement.

Subcommittee did not have time to address this issue.

4. Additional discussion of work plan topics.

Inclusionary zoning and commercial (item b on this agenda) will be on the December 15, 2005 agenda. There is a request that staff tape record the December 15 meeting. The first meeting in January (date to be set) will address density zoning.

Note: The Joint Subcommittee will also meet Wed. Dec. 7, 3-5:30 p.m., & Thurs. Dec. 15, 3-5:30 p.m. Both meetings will be in the second floor conference room, Permit Service Center, 2120 Milvia St.

Meeting adjourned at 5:30; 4 members of the public were present.

If you have questions regarding this agenda, please contact Janet Homrighausen, Senior Planner, at (510) 981-7484.

ΩΩΩ

Please refrain from wearing scented products to public meetings.

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 705-8116 (voice) or 981-6903 (TDD). Providing at least five working days' notice will help to ensure availability at the meeting.