



REGULAR MEETING OF THE PLANNING COMMISSION

Wednesday, November 30, 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
 - c. Downtown Area Plan Advisory Committee (DAPAC)
 - d. Downtown BART Plaza and Transit Area Design Plan Citizens Advisory Committee
7. *Approval of Minutes:* Approved minutes of Oct. 19 and Oct. 26, 2005; draft minutes of Nov. 9, 2005
8. *Future Planning Commission Agenda Items and Other Planning-Related Events*

ACTION ITEMS: Matters for discussion and possible action.

9. **Alameda County-wide Homeless and Special Needs Housing Plan** (report attached).

10. **Transportation Services Fee Nexus Study, Final Draft** (Attached).
11. **Zoning Ordinance Amendments for Allowing Elimination of Accessory Dwelling Units (ADUs) by the Same Permit Process that Created the Units – discussion and possibly setting for hearing.** (Report attached).
12. **SET FOR HEARING: Zoning Ordinance Amendments Addressing Permitting Thresholds, Paving, Landscaping, and Screening Requirements for Residential Parking in Required Yards.** (Report Attached).
13. **Information/Discussion: Proposed increase to Fees for Filing Appeals to the City Council Regarding Land Use Matters** (Draft Report to City Council attached.)
14. **Land Use Planning Work Plan Update** (report to be delivered).

***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.

- Email from John Curl dated November 6, 2005 regarding the West Berkeley Bowl EIR
- Letter from Lisa Howard dated November 7, 2005 regarding the West Berkeley Bowl
- Letter from John Curl dated November 5, 2005 regarding the West Berkeley Bowl EIR
- Letter from Magali Salomon dated November 1, 2005 regarding the West Berkeley Bowl
- Petition from Sister Thea Bowman Manor faxed on November 10, 2005 regarding the West Berkeley Bowl
- Report from Sandy Simon and Charles Debbas dated November 8, 2005 regarding traffic and parking concerns for the West Berkeley Bowl Project
- Letter from Bowie and Bruegmann dated November 9, 2005 regarding the West Berkeley Bowl

- Email from Sandy Simon dated November 2, 2005 regarding the West Berkeley Bowl
- Copy of article in Oakland Tribune forwarded by John Curl dated November 18, 2005 regarding land use in Oakland
- Email from Kimberly Near dated November 21, 2005 regarding the West Berkeley Bowl
- Email from Stephen Wollmer dated November 20, 2005 regarding the West Berkeley Bowl EIR
- Email and letter from Betsy Morris from the West Berkeley Neighborhood Development Corporation dated November 18, 2005 regarding the West Berkeley Bowl
- Comments forwarded from COB Transportation Department from Fran Haselsteiner dated November 17, 2005 regarding the West Berkeley Bowl EIR
- Email from Steven Donaldson dated November 18, 2005 regarding the West Berkeley Bowl EIR
- Letter and report from Eugenie P. Thomson dated November 21, 2005 regarding the West Berkeley Bowl EIR
- Email and report from Natalie Studer dated November 8, 2005 regarding West Berkeley Bowl
- Letter from Betsy Morris from the West Berkeley Neighborhood Development Corporation dated November 15, 2005 regarding the West Berkeley Bowl
- Email and article from Sandy Simon dated November 17, 2005 regarding the West Berkeley Bowl
- Email and letter from Sharon LeDuy dated November 17, 2005 regarding the West Berkeley Bowl

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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.