



Planning and Development Department  
Land Use Planning Division

# Action Minutes

## Joint Planning Commission/ Zoning Adjustments Board/Housing Advisory Commission

### Density Bonus Subcommittee

**When: Wednesday, December 7, 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 P
- 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  
(arrived at  
3:50pm)
- Marie Bowman P
- Andrew Murray  
A

Agenda:

1. Public Comment: Steve Wollmer and Chris Hudson commented.
2. Report from staff: Subcommittee Procedures – Possible agenda posting at City web site
3. Set date for January meetings.

The subcommittee canceled the December 15, 2005 meeting. They set future meetings for January 10, 2006, January 24, 2006, and February 7, 2006. All meetings will be held in the Sitka Spruce Conference room on the second floor of 2120 Milvia Street from 3:00-5:30pm.

4. Recommendations from ZAB Density Bonus Subcommittee Draft Recommendations dated Oct. 13, 2005 (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.

The Subcommittee discussed taking straw votes to gauge support for various proposals. The straw vote would not be binding but would serve to indicate the members' positions given the information and discussion at this time.

M/S/C In favor of ZAB's recommendation requiring a use permit for required usable open space that is not located outdoors at the ground level. (Poschman, Bowman) Ayes: Metzger, Judd, Blake, Allen, Wengraf, Burke, Poschman, Bowman. Noes: Stoloff. Abstain: None. Absent: Arreguin, Murray.

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.

M/S/C In favor of a 1:1 ratio between the first floor commercial area in a mixed-use building and the additional residential permitted. (Allen/Blake) Ayes: Metzger, Judd, Blake, Allen, Wengraf, Burke, Poschman, Bowman, Arreguin. Noes: Stoloff. Abstain: None. Absent: Murray.

The Subcommittee discussed idea of allowing increased building height with higher ground floor commercial ceilings. Chair Wengraf said this issue would be put on the next meeting agenda and asked Subcommittee members Blake and Allen to bring a proposal to 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.

The Subcommittee discussed the proposal. No straw vote was taken.

5. Inclusionary issues and housing requirements.

Housing staff Baar and Barton made a presentation on inclusionary issues and responded to comments and questions.

The Subcommittee and Housing staff will discuss looking at the relationship between the State Density Bonus and the City of Berkeley's Inclusionary ordinance, housing subsidies, and income/affordability levels at a future meeting.

6. Additional discussion of work plan topics.

None.

Note: The Joint Subcommittee will also meet Tues. Jan. 10 and 24, 2006 and Tues. Feb 7, 2006 from 3:00 - 5:30 p.m; Meetings will be in the second floor conference room, Permit Service Center, 2120 Milvia St.

Meeting adjourned at 5:35 pm. 3 members of the public were present.

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

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