



Planning and Development Department
Land Use Planning Division

Action Minutes

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

When: Tuesday, January 10, 2006
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 A

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
A

Agenda:

1. Public Comment

Speaker 1: Steve Wollmer spoke about the inclusionary program in Berkeley.

Speaker 2: Barbara Gilbert spoke about density in transit villages and state legislation enabling transit villages. She also spoke about flooding in Berkeley.

2. 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) 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.

The Subcommittee discussed standards for commercial space. They also discussed the definition of a yard in commercial zones. Chair Wengraf asked staff to put together information about how changing the definition of front and side yards in commercial areas would change building envelopes. Staff was also asked to illustrate how different open space options and a square foot-for-square foot residential bonus for ground floor

commercial would alter the buildable space on a lot. Planning Manager Rhoades said that staff would return with this information at the February 7 meeting.

- b) 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.

If possible, staff will include alternatives regarding lift parking in the upcoming analysis for February 7.

3. Inclusionary issues and housing requirements. (Discussion with Housing staff)

Subcommittee member Poschman presented information on inclusionary housing in California and raised the issue of in-lieu fees. The Subcommittee discussed in-lieu fees.

Subcommittee member Stoloff raised the issue of developers' ability to "double-dip" by receiving a density bonus for low income units that are occupied by residents with Section 8 vouchers. The Subcommittee discussed closing the loophole.

Housing Department staff Stephen Barton and Ken Baar presented information on Berkeley's Inclusionary Ordinance and the State's fair share allocation.

4. Additional discussion of work plan topics.

None.

Note: The Joint Subcommittee will also meet Tuesday January 24, 2006, and February 7, 2006, 3-5:30 p.m.; Meetings will be in the second floor conference room, Permit Service Center, 2120 Milvia St.

If you have questions regarding this agenda, please contact Carli Paine, Associate Planner, at (510) 981-7403.

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