

**APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING
January 11, 2006**

1 Time: The meeting was called to order by Chair Pollack at 7:06 PM.

2
3 Location: North Berkeley Senior Center.

4
5
6 **ROLL CALL**

7
8 Commissioners Present: Burke, Sheen, DeStaebler, Samuels, Pollack, Wengraf, Gurley,
9 Stoloff (left at 10:00 PM), Poschman

10
11 Commissioners Absent: None.

12
13 Staff Present: Paine, Homrighausen, Gatzke, Rhoades, Harrison, Dando, Fogarty,
14 Vuicich, Stroshane, Micallef.

15
16 **ORDER OF THE AGENDA**

17 Item #9 would remain first; items #10 and #11 would switch order; items #12 and #13
18 would switch order; item #14 would remain last.

19
20 **PUBLIC COMMENT PERIOD**

21 No public comment.

22
23 **PLANNING STAFF REPORT**

24
25 Planning Manager Rhoades reported that the DAPAC would be holding a symposium,
26 “What Makes a Great Downtown,” on January 18 at 7PM in Warren Hall on campus; the
27 public is invited. The Council is taking up the LPO at its January 17 meeting. Housing is
28 holding a workshop for Council at the February 21 City Council meeting; Housing staff
29 will make a presentation at the February 22 Planning Commission on condo conversion
30 ordinance changes. Economic Development Director Dave Fogarty will make a
31 presentation regarding the proposed Transportation Services fee at the February 8
32 Planning Commission meeting.

33
34 **CHAIRPERSON’S REPORT**

35 None.

36 **COMMITTEE REPORTS**

37
38 **Creeks Task Force**—None; an update of the Creeks Task Force is on the evening’s
39 agenda.

40
41 **Density Bonus Subcommittee**—Subcommittee Chair Wengraf reported that the
42 Subcommittee met on January 10 and will meet again on January 24 from 3-5:30 PM in
43 the Sitka Spruce conference room. The Subcommittee is progressing. Planning Manager
44 Rhoades reported that staff intends to take this item back to Council in June.

**APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING
January 11, 2006**

46 **Downtown BART Plaza and Transit Area Design Plan Citizens Advisory**
47 **Committee**—Commissioner Sheen reported that there had been no meeting since the last
48 Planning Commission meeting. He handed out flyers advertising a workshop on January
49 23.

50
51 **Downtown Area Plan Citizen Advisory Committee**—Chair Pollack reported that the
52 upcoming meeting would be the symposium on January 18 “What Makes a Great
53 Downtown” as mentioned by Planning Manager Rhoades.

54

55 **APPROVAL OF MINUTES**

56 Correction was made to change Debra Sanderson’s title to Principal Planner.

57 M/S/C to approve the minutes as corrected. (Wengraf/ Poschman) Ayes: Burke, Sheen,
58 DeStaebler, Samuels, Pollack, Wengraf, Gurley, Stoloff, Poschman. Noes: None.
59 Abstain: None. Absent: None.

60

61 **UPCOMING AGENDA ITEMS**

62 Principal Planner Gatzke reported that the Planning Commission would take up the West
63 Berkeley Bowl in early February.

64 Planning Manager Rhoades reported that staff will discuss the second floor by-right
65 additions (499) with the City Council at their January 17 meeting and will bring it back to
66 the Planning Commission soon.

67 The Southside Plan’s draft transportation analysis is underway.

68 Election of new Planning Commission offices will occur in February.

69

70 **ACTION ITEMS**

71 **Creeks Task Force Background:** Commissioner Burke gave an introduction of the
72 Creeks Task Force. Erin Dando, Secretary to the Creeks Task Force reviewed the staff
73 report. The commissioners discussed the Creeks Task Force. The Commission set a joint
74 public hearing with the Creeks Task Force on March 22.

75

76 **Public Hearing: Revisions to Ordinance Chapter 23C.08 for Demolition and**
77 **Dwelling Unit Controls and to Make the Elimination of ADUs As Of Right:** Principal
78 Planner Gatzke gave a summary of the staff report and the issue’s history.

79 M/S/C to open the public hearing. (Samuels/Stoloff) Ayes: Burke, Sheen, DeStaebler,
80 Samuels, Pollack, Wengraf, Gurley, Stoloff, Poschman. Noes: None. Abstain: None.
81 Absent: None.

82 No public comments.

83

84 M/S/C to close the public hearing. (Burke/Sheen) Ayes: Burke, Sheen, DeStaebler,
85 Samuels, Pollack, Wengraf, Gurley, Stoloff, Poschman. Noes: None. Abstain: None.
86 Absent: None.

87

88 M/S/C to approve the ordinance revision. (Poschman/ Burke) Ayes: Burke, Sheen,
89 DeStaebler, Samuels, Pollack, Wengraf, Gurley, Stoloff, Poschman. Noes: None.
90 Abstain: None. Absent: None.

91

APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING
January 11, 2006

92 **Transportation Services Fee Work Plan and Information:** Associate Planner Paine
93 reviewed the staff report and the proposed work plan. The Commission discussed the
94 work plan.
95 Transportation staff Kara Vuicich discussed the Nexus Study and answered
96 commissioners' questions.
97 The issue of the Transportation Services Fee will be taken up again at the January 25
98 meeting.
99

100 The Commission took a 5 minute break at 8:35 PM.

101
102 **Public Workshop: Potential Zoning Change Options in West Berkeley for Business**
103 **Retention of Automobile Sales:** Assistant Planner Harrison reviewed the tour that the
104 Planning Commission and public had at the Special Meeting of the Planning Commission
105 on January 7. She reviewed the staff report and presented options for consideration.
106 Economic Development Director Fogarty presented auto-related sales tax revenue and
107 job and wage data. He noted that Tim Southwick from Toyota was present to answer
108 questions.
109

110 Chair Pollack invited members of the public to make comments.

111
112 Speaker 1: Dale Smith spoke about tour observations and jobs in West Berkeley.

113
114 Speaker 2: Ann Armstrong spoke about other options for sales tax and the consideration
115 of neighborhood impacts.

116
117 Speaker 3: Harry Brill spoke about the boycott of Berkeley Honda and about sales tax.

118
119 Speaker 4: Judy Shelton spoke about union settlements as a condition of relocating.

120
121 Speaker 5: Edith Hallberg spoke in support of unionized labor and keeping jobs local.

122
123 Speaker 6: John Curl spoke about concern for the West Berkeley Plan and the reuse of
124 large manufacturing spaces.

125
126 Speaker 7: MaryLou VenDeventer spoke about architectural solutions to car dealerships
127 and recycling of resources for industrial development.

128
129 Speaker 8: Merrilie Mitchell spoke about changing area plans for autos and about her
130 concern about West Berkeley's pollutants on autos and staff of auto dealerships. She
131 spoke in favor of "green" auto dealerships in West Berkeley.

132
133 Speaker 9: Rick Auerbach spoke in favor of rezoning small areas or making site-specific
134 allowances for auto uses.

135
136 Speaker 10: Neil Mayer spoke about the inconsistency of auto dealerships with the West
137 Berkeley Plan. He raised the option of locating dealerships on Frontage Road.

APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING
January 11, 2006

138 Speaker 11: Susan Libby spoke in favor of focusing the solution on Weatherford BMW
139 specifically.

140

141 Chair Pollack proposed deferring the Commission's discussion until the January 25
142 meeting to allow time for other items on the agenda.

143

144 **Alameda Countywide Homeless and Special Needs Housing Plan:** Housing staff Tim
145 Stroshane and Jane Micallef reviewed the history of the Planning Commission's
146 involvement with the Countywide Plan as well as the materials they received for the
147 meeting.

148 The Commission discussed the Plan and the role of the Planning Commission in
149 recommending it for approval to the Council.

150

151 M/S/C to recommend that the City Council adopt the Alameda Countywide Homeless
152 and Special Needs Housing Plan. (Burke/Samuels) Ayes: Sheen, Samuels, Burke,
153 Pollack, Gurley, DeStaebler. Noes: None. Abstain: Wengraf, Poschman. Absent: Stoloff.

154

155 **Work Plan:** Planning Manager Rhoades reviewed the staff report and proposed mid-year
156 work plan. He notes staff will present a 6-month retrospective report on staff time at the
157 January 25 meeting.

158 The Commission discussed the work plan.

159

160 A motion was made.

161 M/S/ to support the 6-month work plan as proposed. (Burke/Gurley)

162

163 The Commission discussed the work plan further. Commissioner Burke suggested
164 reviewing the work plan again in one month.

165 The Commission reviewed the motion.

166

167 M/S/C to support the 6-month work plan as proposed. (Burke/Gurley) Ayes: DeStaebler,
168 Pollack, Burke, Gurley, Wengraf, Samuels. Noes: Sheen, Poschman. Abstain: None.
169 Absent: Stoloff.

170

171 **ADJOURNMENT**

172 **The meeting was adjourned at 10:55 PM**

173

174 Note on Commission Meeting Reporting:

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

179

180 For the January 11, 2006 Planning Commission meeting, the following will be reported:
181 Commissioners in attendance: 9

**APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING
January 11, 2006**

- 182 Members of the public in attendance: 26
- 183 Speakers at Public Comment: 0
- 184 Length of the meeting: 3 hours and 49 minutes