



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 24, 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 A
- David Blake P
- Bob Allen P

Planning Commission  
members:

- Susan Wengraf P
- Helen Burke A
- Gene Poschman P
- David Stoloff P

Housing Advisory  
Commission members:

- Jesse Arreguin P  
(arrived at 4:00  
pm)
- Marie Bowman P
- (Vacant)

Agenda:

1. Public Comment
2. Set dates for February and March meetings.  
Future meetings were set for February 7, February 21, March 7, and March 21. All meetings will take place in the Sitka Spruce Conference Room from 3-5:30 pm.
3. 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.

David Blake and Bob Allen presented their preliminary thoughts on creating standards for first floor ceiling heights. They will present at the Feb. 7 meeting on ground floor ceiling heights, parking and minimum retail

depth.

The Subcommittee discussed the ideas raised by Subcommittee members Blake and Allen.

- 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.

4. Inclusionary issues and housing requirements:

- a) Discussion of pros and cons of changes to inclusionary regulations as it specifically relates to Density Bonus law implementation
- b) In-lieu fees

Subcommittee member Poschman handed out documents on in-lieu fees. The Subcommittee discussed the concept of in-lieu fees.

5. Additional discussion of work plan topics.

The Subcommittee discussed future agenda topics including Bob Allen and David Blake's presentation of options for ground floor commercial; staff's modeling of the options outlined by the Subcommittee; Inclusionary Zoning discussion with Housing staff; Density/Acre; and Concessions and Incentives.

Note: The Joint Subcommittee will also meet Tuesday 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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