



Planning and Development Department
Land Use Planning Division

Action Minutes

Joint Planning Commission/ Zoning Adjustments Board/Housing Advisory Commission

Density Bonus Subcommittee

When: Tuesday, February 7, 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 P

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
- (Vacant)

Agenda:

1. Public Comment

None.

2. Revisit dates for February and March meetings

Future meetings will be held from 3:30 to 6 PM. Upcoming meetings will be on February 21, March 7, and March 28 (rescheduled from March 21).

3. David Blake and Bob Allen will present.

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.
- 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.

Subcommittee members Blake and Allen presented preliminary ideas regarding minimum first floor height standards for first floor commercial. Commissioner Stoloff proposed using the University Avenue standards.

Three options were:

- No mixed-use bonus without 12' clear floor to ceiling on the ground floor.
- Allow the total height of a building to increase foot-for-foot for the ground floor height between 14' and 16' (not to exceed total height of 53').
- Allow increase of total building height for greater than 9' residential floor-to-ceiling height.
- Requirement to have 12' floor-to-ceiling height on ground floors, with a Use Permit required for exceptions.
- Residential bonus space after meeting minimum % of ground floor area coverage by commercial space; after

meet threshold, get a foot for foot residential bonus; when hit 80% get a full 100% floor.

Principal Planner Gatzke said he would like to share the University Avenue updates at a future meeting.

--Require that all retail parking be provided without lifts

--Require that a percentage of non-retail parking be provided without lifts for those who cannot operate lifts.

4. Discussion with Housing Staff: Inclusionary ordinance and In-Lieu Fees.

Ken Baar from the Housing Department provided a handout that outlined levels of affordability by household size and unit size. The Subcommittee discussed in lieu fees. The HAC will discuss in lieu fees during their April meeting.

Commissioner Poschman delivered a handout on affordable housing in Berkeley.

The Subcommittee discussed some goals of a potential in lieu fee: maximizing the number of affordable units, maintaining the benefit of on-site requirements, and increasing the variety and quality of affordable units. They also discussed whether to treat rental and ownership in lieu fees differently.

5. Additional discussion of work plan topics.

The Subcommittee wanted to review all of the options that it had discussed up to this point. They also wanted to review how other cities do in lieu fees.

Note: The Joint Subcommittee will also meet Tuesday February 21, 2006, March 7, and March 28, 3:30-6:00 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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