



# AGENDA

## SPECIAL MEETING OF THE PLANNING COMMISSION

**Wednesday, February 22, 2006**  
**North Berkeley Senior Center**  
**7:30 PM**

**1901 Hearst Avenue**

**Note: 7:30 PM start time for the February 22, 2006 meeting only**

*The Planning Commission will convene the regular February 22, 2006 meeting at 7:30 PM, following a special meeting from 6:00 to 7:30 PM for a joint meeting with the Transportation Commission, the Design Review Committee, and the Landmarks Preservation Commission.*

1. *Roll Call*
2. *Order of Agenda*
3. *Public Comment Period:* Speakers are customarily allotted up to three minutes each. Speakers are encouraged to submit more extensive comments in writing. To ensure adequate time for action items on the Agenda, the Planning Commission may limit the number of public speakers during the public comment period.
4. *Planning Staff Report:* Report on upcoming planning issues and recent Council actions. In addition to the items below, additional matters may be reported to the Commission at the meeting.
5. *Chairperson's Report:* Report by Commission Chair.
6. *Committee Reports:* Reports by Commission committees or liaisons. In addition to the items below, additional matters may be reported to the Commission at the meeting.
  - a. Creeks Task Force
  - b. Density Bonus Procedure/Inclusionary Housing Provisions Subcommittee
  - c. Downtown Area Plan Advisory Committee (DAPAC)
  - d. Downtown BART Plaza and Transit Area Design Plan Citizens Advisory Committee
  - e. Major Residential Additions Subcommittee
7. *Approval of Minutes:* Approved minutes of January 25, 2006; draft minutes of February 8, 2006.
8. *Future Planning Commission Agenda Items and Other Planning-Related Events*

***ACTION ITEMS:*** *Matters for discussion and possible action.*

9. **Election of New Planning Commission Officers**
10. **Public Hearing: Approval of Tract Map 7726: 2700 San Pablo Avenue: Proposed thirty-five (35) unit condominium project: one (1) commercial unit, four (4) live-work and thirty (30) residential dwelling units.** (Report Attached)
11. **Public Hearing: Provision Extension in Inclusionary Housing Ordinance** (*Commissioners, please bring the report from the February 8 meeting on this item with you.*)

***INFORMATION ITEMS:*** *Action may be taken on any information report at this meeting if any Commissioner requests its placement on the agenda as an action item.*

12. **Work Plan Report on First Half of FY 05-06** (To be delivered)

**COMMUNICATIONS:** In compliance with Brown Act regulations, no action may be taken on these items. However, discussion may occur at this meeting upon a Commissioner request. Normally, communications received by the end of the day on the Wednesday one week before the Planning Commission meeting will be transmitted with the staff report packet to the commissioners. Communications received later will be sent to the Commission separately, either by handing out at the meeting or including in the next available Planning Commission packet.

- Staff Report to Council, dated December 13, 2005 regarding Ashby BART Grant Proposal.
- Community Notice regarding new sewer compliance program recommended for City Council Adoption, from the Public Works Department.

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**Please refrain from wearing scented products to public meetings.**

**Written material** may be viewed in advance of the meeting at the Planning and Development Department, 2118 Milvia Street, Third Floor, during working hours or at the Main Branch Library, Shattuck/Kittredge Streets, during regular library hours at the Reference Desk.

**Accommodations Provided Upon Request.** To request meeting materials in large print, Braille, or on cassette, or to request a sign language interpreter, assistive-listening device, real-time captioning or other accommodation for the meeting, call 981-7480 (voice) or 981-7474 (TDD). Providing at least five working days' notice will help to ensure availability at the meeting.

**Note: If you object to a project or to any City action** or procedure relating to the project application, any lawsuit which you may later file may be limited to those issues raised by you or someone else in the public hearing on the project, or in written communication delivered at or prior to the public hearing. The time limit within which to commence any lawsuit or legal challenge related to these applications is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitations period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred.