



Planning and Development Department  
Land Use Planning Division

# Action Minutes

## Planning Commission

### Major Residential Additions Subcommittee

**When: Tuesday, February 28, 2006**  
**3:00 to 5:00 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

- Larry Gurley P (arrived at 3:15 PM)
- Gene Poschman P
- Jim Samuels P
- Susan Wengraf P

Meeting Opened at 3:04 PM

**Agenda:**

1. Election of Subcommittee Chair

M/C in favor of Commissioner Poschman as Chair of the Subcommittee. (Wengraf) Ayes: Wengraf, Samuels, Poschman. Noes: None. Abstain: None. Absent: Gurley.

2. Public Comment

Speaker 1: Catherine Roha, an architect who lives in Berkeley, spoke about the trouble and expense of an AUP process and suggested that living in a city means that there may be physical barriers.

Speaker 2: Tricia Swift, a Berkeley realtor, spoke in favor of efforts to amend the ordinance so that there is neighborhood input. She spoke about the difficulty that the current situation poses for realtors and encourages provisions that encourage dialogue between neighbors.

Speaker 3: Carol Buckles, a resident who has already done an addition with an AUP, spoke in opposition to changes requiring an AUP for under 500-foot additions. She suggested that setback and height limitations should prevail. She questioned the right to a view under California State Law and supported advising view studies at time of purchase as a form of purchaser due diligence.

Speaker 4: Jason Kaldis, an architect, spoke about his concern regarding the lack of clear definition of the problem. He also encouraged the Subcommittee to acknowledge the physical

pattern that the existing ordinance has produced.

Speaker 5: Trish Hawthorne, spoke about her concern regarding the lack of neighbor input and notification of projects. She was concerned that staff does not visit all sites. She also spoke about the review of roof decks and auxiliary chimneys. She supports the promotion of dialogue in order to create better projects.

3. Set future meeting dates

The Subcommittee will meet again on March 14 and April 11 from 1PM-3PM in the Sitka Spruce Conference Room.

4. Review and discuss Council Referrals

Commissioner Wengraf noted that the Planning Commission received this issue on March 28, 2000 from the City Council in addition to the recent Council referrals.

Planning Manager Rhoades reviewed the existing zoning code's treatment of major residential additions.

Chair Poschman provided a handout that included zoning definitions and requirements for findings as well as data on applications and appeals from 2003, and other history relevant to the by-right additions issue.

The Subcommittee discussed Council Members' Olds and Wozniak's and Council Member Capitelli's memos regarding Major Residential Additions.

5. Additional discussion of work plan

The Subcommittee discussed the agenda for the upcoming meeting.

Adjourned at 4:44 PM

For the February 22, 2006 Planning Commission Subcommittee on Major Residential Additions meeting, the following will be reported:

Commissioners in attendance: 4

Members of the public in attendance: 5

Speakers at Public Comment: 5

Length of the meeting: 1hours 36 minutes