



Planning and Development Department
Land Use Planning Division

Action Minutes

Joint Planning Commission/ Zoning Adjustments Board/Housing Advisory Commission

Density Bonus Subcommittee

When: Tuesday, March 7, 2006
3:30 to 6:00 pm

Meeting opened at 3:36 and adjourned at 5:54 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 (arr. 3:57)
- David Blake P (arr. 3:45)
- 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
(arr. 4:43)
- Marie Bowman P
- (Vacant)

Agenda:

1. Public Comment

None.

2. Set Dates for April meetings

Next meeting dates are March 28 and April 4, 2006.

3. Incentives, Concessions, Waivers, and Modifications

Planning Manager Rhoades provided an overview of State Law and City practice. The group discussed. City Attorney Zach Cowan was present to answer questions. Commissioner Poschman provided a handout on other cities' "two-menu method."

4. Staff presentation of modeled options

Planning Manager Rhoades presented a slide show of graphical renderings of a hypothetical base project and three options the group had discussed considering: requirement that all open space be on the ground floor, defining the front yard as the longer side of the lot, and requiring that all parking be provided on the ground floor (at grade). The group discussed the modeled options. Staff said the option of all parking required below ground would be modeled for the April meeting.

5. Dean Metzger's Data Base

This item would be continued to the next meeting.

6. Revisit Goals of Subcommittee

This item would be continued to the next meeting.

7. Additional discussion of work plan topics

The group discussed the agenda for the next meeting.

If you have questions regarding this agenda, please contact Carli Paine, Associate Planner, at (510) 981-7403.

Please refrain from wearing scented products to public meetings.

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 705-8116 (voice) or 981-6903 (TDD). Providing at least five working days' notice will help to ensure availability at the meeting.

Staff members present: Rhoades, Cowan, Paine, Sanderson, Powell.

Number of Members of the public present: 5