

APPROVED MINUTES OF REGULAR PLANNING COMMISSION MEETING
April 5, 2006

1 Time: The meeting was called to order by Chair Burke at 7:05 p.m.

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3 Location: North Berkeley Senior Center.

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5 **ROLL CALL**

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7 Commissioners Present: Poschman, Burke, DeStaebler, Gurley, Wengraf, Pollack, Sheen,
8 Stoloff

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10 Commissioners Absent: Samuels

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12 Staff Present: Paine, Gatzke, Rhoades, Marks, Dando

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14 **ORDER OF THE AGENDA**

15 Item 11 would be taken up before Item 9.

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17 **PUBLIC COMMENT PERIOD**

18 Speaker 1: Terry Mandel spoke about Creek Task Force members conflict of interest.

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20 Speaker 2: Juliet Lamont spoke in favor of the Creek Task Force's recommendations.

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22 Speaker 3: John Roberts spoke in favor of more dialogue between the Creeks Task Force
23 and the Planning Commission regarding the recommendations.

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25 Speaker 4: Barbara Allen spoke about the Creeks Ordinance and in favor of the
26 Neighbors on Urban Creeks' proposal.

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28 Speaker 5: Shirley Dean spoke about the right to rebuild after a disaster and the Creeks
29 Ordinance.

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31 Speaker 6: Vonnie Gurgin spoke about the lack of definition of a creek from the Creeks
32 Ordinance.

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34 Speaker 7: Martha Jones spoke about the lack of definition of a culvert by the Creeks
35 Task Force.

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37 Speaker 8: Beverly Doane spoke for Eva Roe regarding the Creeks Task Force Chair
38 voting on the Planning Commission and the possible conflict of interest.

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40 Speaker 9: Jana Olson spoke in favor of the Minority Report and noted the difference
41 between urban creeks and creeks in non-urbanized settings.

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43 Speaker 10: Claire Risley spoke in support of the Creeks Task Force recommendations.

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45 **PLANNING STAFF REPORT**

46 None.

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CHAIRPERSON'S REPORT

Chair Burke noted the special meeting of the Planning Commission to be held on April 6, 2006 from 4 PM to 6 PM in the Sitka Spruce Conference Room.

COMMITTEE REPORTS

Creeks Task Force: None.

Density Bonus Subcommittee: Commissioner Poschman delivered an update on the options being considered by the Density Bonus Subcommittee. The next meeting would be held on April 25 from 2:30 PM to 6 PM in the Sitka Spruce Conference Room.

Downtown BART Plaza and Transit Area Design Plan Citizens Advisory

Committee: Commissioner Sheen reported that the Committee met and responded to a series of designs and is planning an upcoming public workshop/open house.

Downtown Area Plan Citizen Advisory Committee: Commissioner Poschman reported that the DAPAC had met and is moving forward.

Major Residential Additions Subcommittee: Commissioner Poschman reported that there would be a meeting on April 11 at which the group would visit some project sites.

Southside Plan Subcommittee: None.

APPROVAL OF MINUTES

M/S/C to approve minutes from the March 22, 2006 Planning Commission meeting. (Wengraf/Poschman) Ayes: Poschman, Burke, DeStaebler, Gurley, Wengraf, Pollack, Sheen, Stoloff. Noes: None. Abstain: None. Absent: Samuels.

UPCOMING AGENDA ITEMS

None.

ACTION ITEMS

11. Public Hearing: 4 by 4 Exception to Inclusionary Ordinance.

M/S/C to move the Public Hearing to May 10, 2006. (Wengraf/Poschman) Ayes: Poschman, Burke, DeStaebler, Gurley, Wengraf, Pollack, Sheen, Stoloff. Noes: None. Abstain: None. Absent: Samuels.

9. West Berkeley Bowl a) Public Hearing: Recirculated Traffic Impact Analysis and Revised Alternatives Analysis for Draft EIR; b) Request to Set hearing for West Berkeley Bowl Final EIR

M/S/C to open the public hearing. (Pollack/Sheen) Ayes: Poschman, Burke, DeStaebler, Gurley, Wengraf, Pollack, Sheen, Stoloff. Noes: None. Abstain: None. Absent: Samuels.
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Principal Planner Gatzke delivered the staff report.

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- 93 Speaker 1: Diana Keena, representing the City of Emeryville, spoke in support of a
94 requiring as a condition of approval the development of a bicycle path connection at the
95 West Berkeley Bowl.
96
- 97 Speaker 2: Michael Larrick spoke in support of the West Berkeley Bowl even if there is
98 additional traffic in the neighborhood. He spoke in opposition to additional Section 8
99 housing in West Berkeley.
100
- 101 Speaker 3: David Snipper spoke in favor of the West Berkeley Bowl project and for
102 protection of 8th, 9th, and 10th Streets.
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- 104 Speaker 4: Renee DelJon spoke in support of the West Berkeley Bowl project.
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- 106 Speaker 5: Gary Robinson spoke regarding the scale of the project and the need for more
107 certainty about the proposed plan.
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- 109 Speaker 6: John Curl reminded the Planning Commission that their role is to look at the
110 zoning change, not at the project.
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- 112 Speaker 7: Dr. Nancy Jewell Cross spoke in favor of looking at transit solutions to the
113 project; she suggested developing a shuttle similar to the Emery-Go-Round in
114 Emeryville.
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- 116 Speaker 8: Mary Lou Van Deventer spoke about the scale of the project and the loss of
117 industrial land for industrial jobs.
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- 119 Speaker 9: Claire Risley spoke in favor of Options C and D and in opposition to CW
120 zoning.
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- 122 Speaker 10: Rick Auerbach spoke about the traffic counts and suggested averaging the
123 December high counts and the January low counts. He spoke in favor of Options C and D
124 and proposed a new zoning category, CW-G for grocery stores only, to protect the use in
125 case the Berkeley Bowl closed.
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- 127 M/S/C to close the public hearing. (Wengraf/Stoloff) Ayes: Poschman, Burke,
128 DeStaebler, Gurley, Wengraf, Pollack, Sheen, Stoloff. Noes: None. Abstain: None.
129 Absent: Samuels.
- 130
- 131 The Commissioners discussed the item.
132
- 133 M/S/C to set the public hearing for the Final EIR and proposed General Plan and Zoning
134 Map changes for May 10, 2006. (Pollack/Wengraf) Ayes: Poschman, Burke, DeStaebler,
135 Gurley, Wengraf, Pollack, Sheen, Stoloff. Noes: None. Abstain: None. Absent: Samuels.
- 136
- 137 **10. Creeks Task Force Recommendations for Creeks Ordinance**
138 Commissioner Stoloff chaired the meeting during this item.

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139 The Commissioner discussed the comments made at the Joint Public Hearing, at this
140 meeting, and the background report. Planning Director Marks reported that staff would
141 be going to City Council on April 25 to ask for an extension.

142

143 The Commission discussed developing a list of topics for discussion for the next meeting.

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145 **ADJOURNMENT**

146 **The meeting was adjourned at 9:35 PM**

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148 Note on Commission Meeting Reporting:

149 In June 2005, the City Council adopted a plan that requires commission secretaries to
150 submit an annual report that summarizes for each meeting a) the number of
151 commissioners in attendance, b) the number of members of the public in attendance, c)
152 the number of speakers at Public Comment and d) the length of the meetings.

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154 For the April 5, 2006 Planning Commission meeting, the following will be reported:

155 Commissioners in attendance:

156 Members of the public in attendance: 40

157 Speakers at Public Comment: 10

158 Length of the meeting: 2 hours 30 minutes