

**ADOPTED MINUTES OF REGULAR PLANNING COMMISSION MEETING
May 24, 2006**

1 Time: The meeting was called to order by Chair Burke at 7:07 p.m.

2
3 Location: North Berkeley Senior Center.

4
5 **ROLL CALL**

6
7 Commissioners Present: Poschman, Stoloff, DeStaebler, Wengraf, Sheen, Pollack,
8 Samuels, Burke, Gurley (arrived at 7:30)

9
10 Commissioners Absent: None.

11
12 Staff Present: Paine, Rhoades, Gatzke, Fogarty, Vuicich, Nichols

13
14 **ORDER OF THE AGENDA**

15 No changes to the order of the agenda.

16
17 **PUBLIC COMMENT PERIOD**

18 Speaker 1: Janice Thomas of Panoramic Hill spoke about the University's Draft EIR for
19 the Southeast Campus Integrated Projects (SCIP). She said that the stadium was
20 established for use four times a year and the current proposal increases the number of
21 events to fifteen a year. She also spoke about the residential character of the
22 neighborhood around the stadium. She requested a more thorough examination of the
23 DEIR's alternative location in Albany and a recirculation of the DEIR to address the
24 alternative location.

25
26 Speaker 2: Claire Risley requested a recirculation of the Draft EIR for the SCIP. She also
27 spoke in support of the Transportation Services Fee.

28
29 Speaker 3: Catherine Orozco of Panoramic Hill said that current police and fire response
30 is delayed for the hill area. She spoke in favor of an emergency access road as well as
31 decreased use of the stadium in order to lower traffic in the area.

32
33 Speaker 4: Frederica Drotos said that the SCIP plan was too large and that the parking
34 garage location was inappropriate. She spoke in favor of siting the parking garage in the
35 Downtown where the City is trying to encourage more activity. She also said that the
36 stadium and athletic center should be considered two separate projects and that the
37 University's recommendations did not include the finding that Piedmont/Gayley Road
38 was worthy of national historic registry status.

39
40 Speaker 5: Robert Breuer spoke in favor of the alternative to relocate the stadium to
41 Albany. He noted that the original campus planner resigned over the location of
42 Memorial Stadium.

43
44 **PLANNING STAFF REPORT**

45 Planning Manager Rhoades reported that at its May 23 meeting, the City Council
46 certified the ZAB's recommendation to certify the Zoning Adjustments Board's action

**ADOPTED MINUTES OF REGULAR PLANNING COMMISSION MEETING
May 24, 2006**

47 regarding the West Berkeley Bowl project for review; and set a public hearing for June
48 13, 2006 to consider the entire project.

49
50 The Council also forwarded two items to the Planning Commission: telegraph avenue
51 land use and economic development and an ordinance change that allows rebuilding by
52 right after a disaster.

53
54 The Council would be holding a Public Hearing on revisions to the Creeks Ordinance on
55 May 30 at the Longfellow School.

56
57 Parking in rear and side yards will be taken up at the Council on June 13.

58
59 **CHAIRPERSON'S REPORT**

60 Chair Burke reported that she, Commissioner Pollack, and Commissioner Samuels toured
61 the SCIP site on May 18.

62
63 **COMMITTEE REPORTS**

64
65 **Creeks Task Force**—Chair Burke reported that the Creeks Task Force would not be
66 meeting again before the Council's Public Hearing. The Commission discussed Chair
67 Burke's role as representative of the Planning Commission and the Creeks Task Force,
68 which made different recommendations to the City Council. Vice Chair Stoloff will
69 represent the Planning Commission and its recommendations to the City Council.

70
71 **Density Bonus Subcommittee**—Commissioner Wengraf reported that the Subcommittee
72 aims to bring recommendations to the Planning Commission by the end of June.

73
74 **Downtown Area Plan Citizen Advisory Committee**—Commissioner Samuels reported
75 on the recent meeting at which the group discussed restoration of Strawberry Creek.

76
77 **Downtown BART Plaza and Transit Area Design Plan Citizens Advisory**
78 **Committee**—No update.

79
80 **Major Residential Additions Subcommittee**—Commissioner Poschman reported that
81 the Subcommittee is looking at levels of discretion in residential additions.

82
83 **Southside Plan Subcommittee**—No update.

84
85 **ACTION ITEMS**

86 M/S/C to move to Action Item 9 although it was 8PM (time certain for the discussion of
87 the SCIP EIR). (Poschman/Wengraf). Ayes: Poschman, Stoloff, DeStaebler, Wengraf,
88 Sheen, Pollack, Samuels, Burke, Gurley. Noes: None. Abstain: None. Absent: None.

89
90 ***Public Hearing: Proposed Seven (7) Unit Residential Condominium Project; Tract***
91 ***Map 7674: 1414 Harmon Street.***

ADOPTED MINUTES OF REGULAR PLANNING COMMISSION MEETING
May 24, 2006

92 M/S/C to open the public hearing. (Poschman/Wengraf). Ayes: Poschman, Stoloff,
93 DeStaebler, Wengraf, Sheen, Pollack, Samuels, Burke, Gurley. Noes: None. Abstain:
94 None. Absent: None.

95
96 Speaker 1: Louis Greer spoke about his concern regarding seven units in a small lot and
97 the limited access to the off-street parking at the project site.

98
99 Speaker 2: Richard Schwazmann, the property owner, described the project.

100

101 M/S/C to close the public hearing. (Poschman/Wengraf). Ayes: Poschman, Stoloff,
102 DeStaebler, Wengraf, Sheen, Pollack, Samuels, Burke, Gurley. Noes: None. Abstain:
103 None. Absent: None.

104

105 M/S/C to approve Tract Map 7674. (Poschman/Wengraf). Ayes: Poschman, Stoloff,
106 DeStaebler, Wengraf, Sheen, Pollack, Samuels, Burke, Gurley. Noes: None. Abstain:
107 None. Absent: None.

108

109 ***UC Berkeley's Southeast Campus Integrated Projects (SCIP) Draft EIR***

110 Jennifer McDougal, Planner at UC Berkeley, and Dick Raymond, Project Manager for
111 the Memorial Stadium project, were present to answer questions.

112

113 Planning Manager Rhoades reviewed dates relevant to the public input on the Draft EIR
114 noting that staff's and Commissions' comments would be due by May 29 so that they
115 could be discussed by the Council at its June 13 meeting. The Public Comment period
116 would close on July 7. June 5 would be a public hearing by the University.

117

118 The Commission discussed the Draft EIR. They recommended that the Golden Gate
119 Fields site option be explored further. They also were concerned about the localized and
120 broader impacts of the parking garage at the proposed location. They were supportive of
121 an option to disperse parking spaces throughout the Downtown and of efforts for the
122 University to promote alternative transit for its community. The Commission also was
123 supportive of Panoramic Hill's grant proposal for funding from the University to develop
124 a secondary access route to Panoramic Hill.

125

126 The Commission's recommendations would be transcribed, summarized, and forwarded
127 to the City Council for their consideration.

128

129 **APPROVAL OF MINUTES**

130 M/S/C to approve minutes from the May 10, 2006 Planning Commission meeting.
131 (Stoloff/Poschman). Ayes: Poschman, Stoloff, DeStaebler, Wengraf, Sheen, Pollack,
132 Samuels, Burke, Gurley. Noes: None. Abstain: None. Absent: None.

133

134 **UPCOMING AGENDA ITEMS**

135 No discussion.

136

137 **ACTION ITEMS (continued)**

**ADOPTED MINUTES OF REGULAR PLANNING COMMISSION MEETING
May 24, 2006**

138 ***Proposed Transportation Services Fee: Information and Request to Set Public Hearing***
139 Associate Planner Paine and Associate Planner Vuicich presented the staff report. The
140 Commission discussed the issues. Associate Planner Vuicich reported that the staff
141 recommendations would be submitted to the Transportation Commission as an
142 Informational Item.
143

144 M/S/C to set a Public Hearing on the proposed Transportation Services Fee for June 14,
145 2006. (Stoloff/Poschman). Ayes: Poschman, Stoloff, DeStaebler, Wengraf, Sheen,
146 Pollack, Samuels, Burke, Gurley. Noes: None. Abstain: None. Absent: None.

147
148 ***Public Hearing: Revisions to Title 23, the Zoning Ordinance Eliminating the 4+4***
149 ***Inclusionary Housing Exception***
150 Planning Manager Rhoades presented the staff report.
151

152 M/S/C to open the Public Hearing. (Wengraf/Poschman). Ayes: Poschman, Stoloff,
153 DeStaebler, Wengraf, Sheen, Pollack, Samuels, Burke, Gurley. Noes: None. Abstain:
154 None. Absent: None.

155 There were no speakers for the public hearing.
156

157 M/S/C to close the Public Hearing. (Wengraf/Poschman). Ayes: Poschman, Stoloff,
158 DeStaebler, Wengraf, Sheen, Pollack, Samuels, Burke, Gurley. Noes: None. Abstain:
159 None. Absent: None.

160
161 The Commission discussed recommendations submitted by Commissioner Sheen that
162 would require inclusionary Live-Work units to be comparable in size, number of
163 bedrooms, design, and finish as the market rate units.
164

165 M/S/C in support of staff's recommendation with Commissioner Sheen's amendments.
166 (Stoloff/Sheen) Ayes: Poschman, Stoloff, DeStaebler, Wengraf, Sheen, Samuels, Burke,
167 Gurley. Noes: Pollack None. Abstain: None. Absent: None.

168
169 **ADJOURNMENT**

170 **The meeting was adjourned at 9:55 PM.**
171

172 Note on Commission Meeting Reporting:
173 In June 2005, the City Council adopted a plan that requires commission secretaries to
174 submit an annual report that summarizes for each meeting a) the number of
175 commissioners in attendance, b) the number of members of the public in attendance, c)
176 the number of speakers at Public Comment and d) the length of the meetings.
177

178 For the May 24, 2006 Planning Commission meeting, the following will be reported:
179 Commissioners in attendance: 9
180 Members of the public in attendance: 10
181 Speakers at Public Comment: 5
182 Length of the meeting: 2 hours 48 minutes