



Planning and Development Department
Land Use Planning Division

Action Minutes

Joint Planning Commission/ Zoning Adjustments Board/Housing Advisory Commission

Density Bonus Subcommittee

When: Tuesday, July 11, 2006
3:30 to 6:00 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

Zoning Adjustments Board members:

- Dean Metzger P
- Rick Judd P
- David Blake P
- 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
- Marie Bowman P
- (Vacant)

Agenda:

1. Public Comment—None.
2. Dates for upcoming meetings July 24, 3:30-6 PM
3. Process for moving forward

M/S/C to send recommendations to the City Council and simultaneously send them to the ZAB, Planning Commission, and HAC. The report will be reviewed by the Subcommittee prior to submission to any of these bodies. (Bowman/ Arreguin). Ayes: Wengraf, Poschman, Bowman, Arreguin, Blake, Metzger, Allan. Noes: None. Abstain: None. Absent: Judd, Stoloff, Burke.

4. Density Bonus Options

The group considered a proposal of an alternative approach that would require the applicant to present a base project and request a density bonus for it, as submitted by Commissioner Stoloff.

M/S/C to pursue a discussion of options following the direction of the past meetings, as outlined in the staff handout, not Commissioner Stoloff's proposal. (Allan, Blake) Ayes: Poschman, Bowman, Arreguin, Blake, Allan, Judd, Metzger. Noes: Stoloff. Abstain: Wengraf. Absent: Burke.

The Subcommittee discussed and voted on the considerations that they had developed, as outlined in a staff handout.

M/S/C to recommend consideration of defining the front yard of corner commercial parcels as the opposite side of the commercial parcel's longest edge that abuts a residential district. (Judd/Allan) Ayes: Wengraf, Poschman, Bowman, Arreguin, Blake, Metzger, Allan, Judd, Stoloff. Noes: None. Abstain: None. Absent: Burke.

M/S/C to recommend consideration of uniform open space requirements for all districts except C2, as outlined on the staff handout, to be modified by a use permit. (Blake/Allan) Ayes: Poschman, Wengraf, Bowman, Arreguin, Blake, Allan, Judd, Metzger. Noes: None. Abstain: Stoloff. Absent: Burke.

M/S/C to recommend consideration of changing the development standards for the CW district to require that a Use Permit in order to exceed the 40-foot height limit or three stories. (Allan/Judd) Ayes: Poschman, Wengraf, Bowman, Arreguin, Blake, Allan, Judd, Metzger. Noes: None. Abstain: Stoloff. Absent: Burke.

M/S/C to recommend consideration of prohibiting residential uses on the ground floor of mixed use projects. (Poschman/Blake) Ayes: Wengraf, Poschman, Bowman, Arreguin, Blake, Metzger. Noes: None. Abstain: Stoloff. Absent: Judd, Allan, Burke.

The group decided that option VII on the handout was redundant.

The group discussed the two-menu option, but continued the discussion to the next meeting.

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

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