



Planning and Development Department
Land Use Planning Division

Action Minutes

Joint Planning Commission/ Zoning Adjustments Board/Housing Advisory Commission

Density Bonus Subcommittee

When: Monday, July 24, 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 A
- 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

Speaker 1: James Coles, RCD, a non-profit affordable housing group, said that density bonus is critical to affordable housing feasibility. The solution for dealing with the high cost of providing housing is density (set costs can be spread out over more units). The State DB is critical for making projects work and density is particularly important on transit boulevards.

Speaker 2: Kevin Zwick, Affordable Housing Associates, spoke on the parking lifts option, saying that there would be a negative impact on mixed use projects. He suggested that grouping all commercial together was a bad idea and that lift parking for employees should not be prevented. He also said that for small sites, the impact of requiring on grade parking would tie developers' hands with regard to providing family housing (which requires 1 spot for every unit) and would push developers to provide elderly and special needs housing instead (which has up to 75% parking reductions). He also said that limiting by-right development in the CW would preclude affordable housing in that area because the market forces require a fifth story for affordable housing there.

Speaker 3: Ryan Chow, Satellite Housing, a non-profit affordable housing company, said that the overall cost of construction budgets would not reduce with lower development potentials. He said that developments need to be large enough in order to provide affordable housing and to provide the associated services to the

residents.

2. Density Bonus Applications

Commissioner Poschman handed out three documents, one relating to the application of the Density Bonus in Berkeley, a guide to the State Density Bonus Law by Kautz, an attorney with Goldfarb and Litman, and part of the State Density Bonus Law. The group discussed the submittal of economic information for waivers and modifications, the need for an ordinance to guide the Council, the possibility of a Council workshop on the State Density Bonus Law, and the City's interpretation of the law.

The Chair intends to write a memo to the City Attorney asking for clarifications on certain inconsistencies between the City's interpretation of the Law and the Law.

Commissioner Poschman will provide a checklist based on Santa Monica's Density Bonus Ordinance for the next meeting as well as samples of their application.

3. Density Bonus Options—This item was postponed for a future meeting.

4. Units per Acre—Commissioner Poschman passed out a hand out on Units Per Acre. He proposed increasing the inclusionary requirement to 25% and changing the trigger for complying with inclusionary ordinance from 5 units to 10 units. The Subcommittee will discuss these items in the future.

5. Report of Joint Subcommittee—No discussion on this item.

6. Dates for future meetings—The Subcommittee will meet again on Wednesday, Sept. 6, 2006 from 3:30-6 PM.

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

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