



Planning and Development Department
Land Use Planning Division

Action Minutes

Joint Planning Commission/ Zoning Adjustments Board/Housing Advisory Commission

Density Bonus Subcommittee

When: Thursday, August 17, 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 A

Housing Advisory
Commission members:

- Jesse Arreguin P
- Marie Bowman
P
- (Vacant)

Staff Present: Planning Director Dan Marks, Land Use Planning Manager Mark Rhoades, Principal Planner Allan Gatzke, Senior Planner Greg Powell, Assistant Planner Jordan Harrison.

Agenda:

1. Public Comment.

Speaker 1: Brendan Heathey, Ruegg and Ellsworth, suggested that the impacts analysis of the proposed policy amendments should be based on actual projects, such as the Gaia Building, not a hypothetical lot.

Speaker 2: Chris Hudson, Husdon MacDonald, urges the Subcommittee to not rush this decision but wait until they know for certain what the outcome will be based on more analysis.

2. Proposition 90 background.

Land Use Planning Manager Mark Rhoades provided a brief outline of what effects passage of Proposition 90 could have on the city's ability to amend the existing zoning regulations in the manner the Subcommittee is considering.

3. Density Bonus Options – Continue with remaining options from July 24, 2006 memo and consider additional staff recommendations.

Chair Wengraf urged the group to focus on recommending something because there is no time to make the recommendations perfect. The members discussed the proposals under consideration. Land Use Planning

Manager Rhoades introduced the staff's options: the transition setbacks for the C-1 and C-W districts at the residential district boundary and staff's concern with the universal open space requirements and restrictions on the location of required open space. Senior Planner Greg Powell presented analysis of the impacts on a base case project for a prototypical lot for both the staff and subcommittee options. The Subcommittee discussed the need to maximize ground floor commercial space by not requiring too deep of a setback on the ground level. The Subcommittee discussed minimum commercial standards. The Subcommittee also discussed the rooftop open space restrictions, indicating they serve to manage the size of the envelope and make the building look more livable. Additionally, the universal open space standards would normalize the open space requirements across districts and decrease the requirement for larger buildings.

4. Density Bonus Implementation – this item was not discussed.

5. Units per Acre – this item was not discussed.

6. Next steps.

The Subcommittee scheduled meetings for Monday August 21 and Wednesday August 30.

If you have questions regarding this agenda, please contact Jordan Harrison at (510) 981-7416.

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.