



Planning and Development Department  
Land Use Planning Division

# Action Minutes

## Planning Commission

### Major Residential Additions Subcommittee

**When: Thursday, August 31, 2006**  
**1:00 to 2:30 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

- Larry Gurley P
- Gene Poschman P
- Jim Samuels P
- Susan Wengraf P

**Agenda:**

1. Public Comment

None (no members of the public present)

2. Issues related to major residential additions.

The Subcommittee reviewed Commissioner Poschman's recommendations for defining a story and issues relating to defining a story in the hills. The Subcommittee reviewed staff's options and recommendations regarding residential addition square footage threshold and height restrictions.

The Subcommittee agreed to recommend by-right additions be limited to 15% of the lot area of a subject lot up to 600 square feet subject to a height restriction of 14 feet in average height, all of which could be exceeded with an Administrative Use Permit. The Subcommittee also agreed that the 14' limit should apply in the Hillside Overlay District to the first habitable story, meaning 14' would be measured from the floor plate of the first habitable story, when a large crawlspace or garage (at least 6' in height above grade) exists below what is traditionally considered the first floor. The Subcommittee agreed that the 14' average height should apply to both the Hillside Overlay District and outside the Hillside Overlay District and that no maximum height should apply outside the Hillside Overlay.

The Subcommittee confirmed its earlier recommendations for roof appurtenances and removed its recommendation related to AUP notification, defining a story and interior height, and limiting attic height. The Subcommittee supported staff's comments on the need to codify existing staff interpretation of a the definition of a dormer. Commissioner Poschman recommended staff work out the details to accommodate the intent of the Subcommittee's recommendations.

