

**APPROVED MINUTES OF SPECIAL PLANNING COMMISSION MEETING
HELD JOINTLY WITH THE HOUSING ADVISORY COMMISSION, ZONING
ADJUSTMENTS BOARD AND JOINT SUBCOMMITTEE ON DENSITY BONUS
September 6, 2006**

1 Time: The meeting was called to order by Planning Commission Chair Burke at 6:15
2 p.m.

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4 Location: West Berkeley Senior Center.

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6 **ROLL CALL**

7
8 Planning Commissioners Present: Burke, Gurley (arrived 6:25 pm), Pollack, Poschman,
9 Samuels, Sheen, Stoloff, Wengraf. Commissioners Absent: DeStaebler.

10
11 Zoning Adjustments Board Present: Allen, Anthony, Blake, Judd, Katz, Metzger,
12 Shumer, Tiedemann. ZAB Members absent: Wilson.

13
14 Housing Advisory Commission Present: Arreguin, Bowman, St. John, Smith, Thomson-
15 Story (arrived 6:35 pm), Wollmer. Absent: Chacin, Coulter, Dunner,

16
17 Staff Present: Barr (Housing), Dando, Gatzke, Harrison, Powell, Rhodes, Sanderson,
18 Sung (Housing).

19
20 **ORDER OF THE AGENDA**

21
22 No change.

23
24 **PUBLIC COMMENT PERIOD**

25
26 None.

27
28 **ACTION ITEMS**

29
30 **Zoning Amendments: Recommendations from the Joint Subcommittee on Density**
31 **Bonus on mixed-use and multi-family residential projects in commercial districts.**
32 **Joint workshop with the Housing Advisory Commission, Zoning Adjustments**
33 **Board, Joint Subcommittee on Density Bonus.**

34
35 Planning Commissioner Susan Wengraf, Chair of the Joint Subcommittee on Density
36 Bonus chaired the meeting for this issue.

37
38 Planning Department Land Use Manager Mark Rhoades presented an overview of
39 Proposition 90, the planning process of the Joint Subcommittee on Density Bonus and the
40 recommendations of the Subcommittee and staff.

41
42 Speaker 1: Barbara Gilbert commented that Berkeley is too big and too dense and that
43 more open space is needed.

44 Speaker 2: Prakash Pinto supported the Subcommittee recommendations.

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- 45 Speaker 3: Susan Pinto supported the Subcommittee recommendations.
46 Speaker 4: Eva Herrer supported lower density development and more open space.
47 Speaker 5: Mary Wyand supported earlier comments and noted mostly residential
48 districts are near the C-W District.
49 Speaker 6: David Mayeri supported smart growth, stating the Subcommittee
50 recommendations would halt development. He supported the staff recommendations.
51 Speaker 7: Laura Billings did not support the recommendations stating they created
52 greater uncertainty for development and that they resulted intergenerational tyranny.
53 Speaker 8: Lyman Gee, Arcon, Inc. stated the recommendations would hurt residential
54 development in Berkeley.
55 Speaker 9: Ali Kashani stated the issue should not be rushed through and that the density
56 bonus had resulted in affordable housing in the City. He stated the amendments
57 would require an environmental impact report.
58 Speaker 10: Sharon Hudson stated the staff models were not appropriately drawn and
59 supported the Subcommittee recommendations.
60 Speaker 11: Chris Hudson stated that all of the recommendations are anti-affordable
61 housing and anti-transit.
62 Speaker 12: Evan McDonald agreed with Mr. Hudson and stated that all affected
63 property owners should be notified of the changes.
64 Speaker 13: Beatrice Burrigher expressed concern with dividing Berkeley and allowing
65 bad development into South Berkeley.
66 Speaker 14: Kristin Leimkuhler supported the need for predictability stating the
67 concessions are sometimes applied arbitrarily.
68 Speaker 15: John McBride supported the Subcommittee recommendations.
69 Speaker 16: Alexander Quinn did not support any downsizing stating Berkeley needed
70 to take responsibility for its fair share of growth.
71 Speaker 17: Merrilee Mitchell stated that Berkeley is already dense and that density is
72 not good on corridors for the environment or people.
73
74 The Commissioners and Board Members expressed their individual concerns with and
75 support of the Subcommittee and staff recommendations. The Housing Advisory
76 Commission agreed to make its recommendation at its meeting on September 7 and the
77 Zoning Adjustments Board agreed to make its recommendations on September 14.
78
79 Members discussed the need to continue to work on the recommendations regardless of
80 the outcome of Proposition 90.
81
82 There was not uniform support for the Subcommittee recommendations or the staff
83 recommendations.
84
85 Members of the public who previous spoke made additional comments after the
86 Commissioners addressed their concerns.
87

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88 *A 10-minute recess was held where members of the Housing Advisory Commission and*
89 *Zoning Adjustments Board left and adjourned their individual Commission meeting.*

90

91 Chair Burke resumed chairing the Planning Commission portion of the meeting.

92

93 **Planning Commission Workshop on Major Residential Additions**

94

95 Associate Planner Erin Dando presented the Major Residential Subcommittee and staff
96 recommendations.

97

98 Speaker 1: Jason Kaldis submitted drawings and written comments to the Planning
99 Commission, noting problems and concerns with the recommendations as drafted
100 and his estimate that a large number of Administrative Use Permits would result.

101

102 The Commission discussed the work of the Subcommittee and concerns with and support
103 for the recommendations.

104

105 M/S/C to set the recommendations for Zoning Ordinance amendments for major
106 residential additions and related issues for Public Hearing on September 13, 2006.
107 (Pollack/Poschman). Ayes: Burke, Gurley, Pollack, Poschman, Samuels, Sheen, Stoloff,
108 Wengraf. Noes: None. Abstain: None. Absent: DeStaebler.

109

110 M/S/C to set the recommendations for Zoning Ordinance amendments related to the
111 density bonus for Public Hearing on September 13, 2006. (Poschman/Pollack). Ayes:
112 Burke, Gurley, Pollack, Poschman, Samuels, Sheen, Stoloff, Wengraf. Noes: None.
113 Abstain: None. Absent: DeStaebler.

114

115 Commissioners discussed the noticing of the September 13, 2006 meeting and whether or
116 not it should be noticed as a meeting of the Joint Subcommittee on Density Bonus
117 meeting.

118

119 **ADJOURNMENT**

120

121 Chair Burke adjourned the meeting at 10:00 pm.

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125

126 Note on Commission Meeting Reporting:

127 In June 2005, the City Council adopted a plan that requires commission secretaries to
128 submit an annual report that summarizes for each meeting a) the number of
129 commissioners in attendance, b) the number of members of the public in attendance, c)
130 the number of speakers at Public Comment and d) the length of the meetings.

131

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- 132 For the September 6, 2006 Planning Commission meeting, the following will be reported:
133 Commissioners in attendance: 8
134 Members of the public in attendance: 25
135 Public Speakers: 18
136 Length of the meeting: 3 hours, 45 minutes