



Planning Commission

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

Wednesday, September 13, 2006
7:00 PM

North Berkeley Senior Center
1901 Hearst Avenue

1. *Roll Call*
2. *Order of Agenda*
3. *Public Comment Period:* Speakers are customarily allotted up to three minutes each. Speakers are encouraged to submit more extensive comments in writing. To ensure adequate time for action items on the Agenda, the Planning Commission may limit the number of public speakers during the public comment period.
4. *Planning Staff Report:* Report on upcoming planning issues and recent Council actions. In addition to the items below, additional matters may be reported to the Commission at the meeting.
5. *Chairperson's Report:* Report by Commission Chair.
6. *Committee Reports:* Reports by Commission committees or liaisons. In addition to the items below, additional matters may be reported to the Commission at the meeting.
 - a. Creeks Task Force
 - b. Density Bonus Procedure/Inclusionary Housing Provisions Subcommittee
 - c. Downtown Area Plan Advisory Committee (DAPAC)
 - d. Downtown BART Plaza and Transit Area Design Plan Citizens Advisory Committee
 - e. Major Residential Additions Subcommittee
 - f. Southside Plan Subcommittee
7. *Approval of Minutes:* Draft minutes of July 27, 2006 meeting. Approved minutes of June 28, 2006 meeting.
8. *Future Planning Commission Agenda Items and Other Planning-Related Events*

ACTION ITEMS: *Matters for discussion and possible action.*

9. **Public Hearing: ZA 4-06: Recommendations from the Joint Subcommittee on Density Bonus on mixed-use and multi-family residential projects in commercial districts.** (Binder with Joint Subcommittee on Density Bonus and ZAB Subcommittee action minutes and handouts included. Report to be delivered prior to or at the meeting. **Attention Commissioners:** Please bring Item 4 packet materials from September 6.)
10. **Public Hearing: ZA 5-06: Recommendations for Amendments to Major Residential Additions, Architectural Features, Maximum Height Calculations and Creation of Language Defining**

Dormers. (Report to be delivered prior to or at the meeting. **Attention Commissioners:** Please bring Item 5 packet materials from September 6.)

11. Public Hearing: Telegraph Avenue Economic Development Assistance Package, Zoning Component: Request to CONTINUE PUBLIC HEARING to September 27, 2006.

COMMUNICATIONS: In compliance with Brown Act regulations, no action may be taken on these items. However, discussion may occur at this meeting upon a Commissioner request. Normally, communications received by the end of the day on the Wednesday one week before the Planning Commission meeting will be transmitted with the staff report packet to the commissioners. Communications received later will be sent to the Commission separately, either by handing out at the meeting or including in the next available Planning Commission packet.

- Information and drawings submitted by Jason Kaldis regarding residential additions (distributed on September 6).
- Letters from Gene Poschman regarding density bonus, April 25, 2006, August 30, 2006, and September 6, 2006 (distributed on September 6).
- Email from Robert Vogel dated August 24, 2006 regarding request to review webpage for Kitchen Democracy.
- Letter from John Norheim and Don Yost to Mayor Tom Bates regarding an update for the West Berkeley Plan, August 3, 2006.
- Flyer from the American Planning Association regarding enrollment of Planning Commissioners in APA, see www.planning.org for more details.
- MTC Report, Summer 2006, see www.mtcmcamgov for complete newsletter.
- Bay Area Monitor newsletter, August/September 2006, League of Women Voters of the Bay Area Education Fund, see www.bayareamonitor.org for complete newsletter.

ΩΩΩ

Please refrain from wearing scented products to public meetings.

Written material may be viewed in advance of the meeting at the Planning and Development Department, 2118 Milvia Street, Third Floor, during working hours or at the Main Branch Library, Shattuck/Kittredge Streets, during regular library hours at the Reference Desk.

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 981-7480 (voice) or 981-7474 (TDD). Providing at least five working days' notice will help to ensure availability at the meeting.

Note: If you object to a project or to any City action or procedure relating to the project application, any lawsuit which you may later file may be limited to those issues raised by you or someone else in the public hearing on the project, or in written communication delivered at or prior to the public hearing. The time limit within which to commence any lawsuit or legal challenge related to these applications is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitations period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred.